

We will conduct a “virtual” annual meeting via Zoom on November 19. The board chose to mail this annual report now to give you a chance to review it in advance. Additionally, this mailing should reach all HOA members – not just those that are able to make the actual meeting. Regarding Zoom, a lot of us are adjusting individually to communicating and participating in meetings in this fashion.....so we hope this printed report contributes to a more effective meeting. Here goes:

1. Financially, Meadow Creek will complete this year on budget with projected revenues - and below budget with respect to expenses. This will enable us to transfer additional funding into our accumulated surplus. As you will see and hear, the board is recommending that we hold 2021 HOA dues constant at \$360 for the year.
2. Project-wise, we completed maintenance on the stormwater retention pond at the far west end of Kurk (\$10,000 expense) plus seal-coating of all the alleys in Meadow Creek (just shy of \$15,000). As discussed at the 2019 annual meeting, we have accumulated surplus funds over the years which then allows us to fund major projects such as these without having to do a special assessment. The seal-coating has a 5-7 year life-expectancy and the retention ponds are being pro-actively managed and maintained.
3. Garbage containers: We have had at least one bear siting in Meadow Creek plus other evidence of bears being present among us. This caused the board to step up monitoring of garbage containers being placed outside & at the curb the evening before garbage pickup....we don't want to unnecessarily attract bears, varmints, and other wildlife that create a human hazard plus we risk the prospect of having an animal euthanized. We're asking residents to work with us to respect that covenant, specifically, to not put out garbage containers except on your day of garbage service.
4. The City of Bozeman intends to create a lighting district that will encompass Meadow Creek plus a portion of Southbridge. We have asked the city to notify us when that project comes back to life so we can facilitate getting that information to you; our understanding/analysis is that the proposal makes good sense and it appears to be cost neutral to Meadow Creek residents.
5. New director Steve Krezminski has a small group working to re-create a Welcome Committee. Stay tuned for more details!
6. The board has discussed the need to review, revise, and update the Meadow Creek governing documents: By-Laws & CCR's. This would be no small undertaking and would require a serious and extended time commitment for interested HOA members to get involved with. Stay tuned.
7. Please make certain that Legacy has your email address. This enables us to communicate with HOA members quickly and efficiently. Also please log-in to the Meadow Creek website on a regular basis to help stay informed: www.meadowcreekhoa.net.
8. With winter and snow-removal time, we remind you to please not park vehicles on the street. And remind everyone to please slow down when driving through Meadow Creek; we have kids at play, bikes, pets, walkers and joggers to watch out for!
9. The board is a group of volunteers that meets every 60-90 days through the year. We work to preserve and maintain Meadow Creek as a desirable neighborhood for all of us. It is encouraging that four of our homeowners have raised their hand this year to serve on the board – we have two seats up for election. We hope you can join us for the annual meeting!

Respectfully submitted by the Meadow Creek HOA Board

Bruce Parker, President