

Meadow Wood Farms Property Owners Association

General Association Meeting March 14, 2023

Friendship Park

Present: Jim Bain, President: Mark Cooper, Vice President: Gena DeCamella, Secretary: Karen Reade, Treasurer

The Meeting was called to order at 7:00 p.m.

The Minutes from the January 2023 General Association Meeting as posted were approved, by acclamation.

President's Report: President Bain reminded everyone in attendance that this Board Meeting would follow the agenda. He referred to Article 1 of the By-Laws which states: General Association Meetings – only current members who have paid their dues for the current fiscal year, and are in good standing may actively participate in meetings and vote. President Bain welcomed Gloria Minosh as a new member of MWFPOA.

Vice President's Report: VP Mark Cooper had no new report

Secretary's Report: Secretary DeCamella reported that the minutes from the previous Association Board Meeting has been completed, reviewed and posted on the website.

Treasurer's Report: Treasurer Karen Reade reported that the association currently has \$8,369.57 in the bank. All of the bills were paid and checks deposited. Current number of households is 203. This month we have paid the lawn service \$197, and waste service \$124. Income for the month was \$137.50 which came strictly from dues. Profit and Loss statement results: total income for this fiscal year is \$12,832, total expenses are \$8,294, net ordinary income \$4,537. Balance sheet reflects two CD's worth approximately \$10,300 so total assets are significantly higher than our bank account reflects. The Executive Board approved the financials at the last meeting.

Committee Reports:

Control: Dale Kennedy reported that she does not believe that everyone is aware that the swale in front of owners' property is their responsibility to mow and wanted to inform the association of this.

Beautification: Chris Banks no new report.

Website: Website Chair Karen Reade reported that there have not been any problems with the website. Steve Gallagher has implemented a mechanism on the directory to make it easier to download and print for anyone who would like a printed copy. The By-Laws section of the website has been updated. Karen Reade stated that she received a report from Steve Gallagher that in February 2,511 unique visitors and 3,395 visits. Karen is testing out a new service called Mailchimp that is capable of sending large quantities of emails, and the service is free. Neighbor to Neighbor is currently being developed by Merry Lee Bain and Michele Shuler on the website and only members will be able to access this portion of the website.

Membership: Position available, President Bain asked for volunteers

Refreshments: Holly Roberts not present.

Newsletter: Gena DeCamella reported that everything is going really well with the new printing company. The quality of the pictures and text in the newsletters was pretty good. All submissions for the newsletter must be received by the 20th of the month and sent to the printer by the 25th. She also reported that the newsletter is having a change with the neighborhood distributor as Pat VanNostrand has stepped down and Carolyn Camp has agreed to take the position for the April distribution. All lists and directions have been received from Pat and forwarded to Carolyn.

Activities: President Bain notified the Association that Kim Cooper will be stepping down from her position after May due to other commitments and thanked her for all that she has done. Activity Chair Kim Cooper reported that since the last Association Meeting, MWF has had two food truck nights, also Trivia Nights and will continue to have Trivia Nights. Currently scheduled is Donny Middlebrook on the 24th, Dee Collier presenting Florence Nightingale is the next day, Saturday 1pm on the 25th. Movie Night will be April 8th 8-10:30pm with Hot Dogs and Hamburgers will be available before the movie. The next Trivia is May 4th and then again on June 29th. President Bain said he is looking for suggestions for Movie Night, and email any suggestions directly to him.

Sunshine: Jennie Adams not present.

Welcome: Michele Shuler no new report.

Maintenance: Ian Reade no new report.

Old Business:

- a) Website: This goal has been completed
- b) Website Cover Photos: President Bain reported that he received 38 entries that met the guidelines for the photo contest. Thirteen of those were voted on by the board, six of those received multiple votes and of those, two were selected. They are one with azaleas and one with horses to represent the neighborhood. President Bain thanked everyone who submitted photos for the contest.
- c) Adding Teeth to Deed restrictions: President Bain reported that the board has been working on this over the course of the year to adhere to the deed restrictions.
- d) Adding Value to Membership: President Bain reported that Frenchie has stepped down from this position and that she was not able to do anything in regards to this goal. The board will continue to work on moving this goal forward and find a replacement.
- e) Membership Growth: President Bain is looking for a new candidate to fill this position.
- f) Blue Stream Presentation: Cancelled again and will not be invited back.

New Business:

- a) The Ortiz Letter: President Bain welcomed Michael and Leah Ortiz and reported that he had sent out the letter as was requested by the board explaining the alleged multiple violations to the deed restrictions regarding the hair salon on their property and also copied to Michelle Stone, our county commissioner. He reported that there could also be county violations and is waiting for the results of the investigation by the county. President Bain explained that deed restriction #3 – Professional offices such as lawyer, doctor, dentist, or music teacher may be situated within the mains structure of the residency, provided that space is not larger than 25% of the residential space. President Bain explained that there were two violations under this deed restriction: 1 –

Question regarding whether or not a hair salon is considered a professional business, as described in the deed restrictions, 2- The business is not located within the residence. President Bain explained further that Item 21 of the deed restrictions states, there shall not be permitted or allowed any commercial buildings or activities in this subdivision other than as herein provided. The county has been notified and the county is pursuing this matter. A member voiced his concern regarding possibly having a lawsuit regarding this situation and also questioned whether or not a precedence may have already been established by other businesses operating in the neighborhood. President Bain responded that so far there is no discussion of a lawyers and that according to Item 22 of the deed restrictions state: Failure to enforce any of the restrictions or convenience herein, set forth, shall not constitute a waiver, thereof. President Bain then offered the floor to Leah Ortiz. Mrs. Ortiz stated that she wanted to address that this studio was not built for, nor permitted as a commercial building. She then went on to explain that as far as she was concerned, all of the properties within MWF that is being rented on a short-term basis, such as Airbnb is a commercial enterprise. She went on to say that a glass blowing business in the neighborhood was actually promoted in the January 2020 newsletter. She asked about the A-frame house on the corner that has a shed on the property that people are living in, and the many other violations of deed restrictions such as improper fencing, puppy mills and trailers that people are living in, goats and pigs in the neighborhood, other businesses such as cabinet makers and caterers etc. She would like to know why she is being singled out. Mrs. Ortiz stated that she believes the deed restrictions are very clear and feels that they are open to interpretation. She provided a definition of professional office that supports her business. She explained that all of her surrounding neighbors are 100% supportive of her salon, and believes that her salon has increased the value of her property and the value of all of the homes around her. She never intended to violate the deed restrictions and believes that she has not. She believes that this is a personal attack. She feels that her salon is actually an asset to this community and should be seen as such. According to Mrs. Ortiz the action of the board has pushed people to seek out her services even more.

President thanked her for her comments and stated that he has received numerous communications regarding this issue on both sides. The Board will consider what it wants to do moving forward.

- b) Election Committee: President Bain notified attendees that the upcoming election will be held in May, and if any member doesn't agree with what is happening with the Ortiz issue, he welcomed them to run for any position on the board. He then took questions from the audience. A member asked if the deed restrictions could be changed or amended and President Bain explained that from a practical standpoint, it was very difficult as it would require a vote from the majority of property owners, not just those who attended the meetings. Prior President Jim Thomas then stated that his concern with the Salon building/permit issue is that it was permitted as a pool cabana, and not as a commercial building and therefore may not have had all of the necessary inspections such as fire safety and storm water management. Mrs. Ortiz responded by saying that she passed all of the inspections including having her water tested and that she was not required to get a permit for the parking area because it is asphalt. Mr. Kane then asked Leah Ortiz why she permitted it as a pool cabana, when three weeks earlier she had filed her LLC for Pony Tales Salon. Leah denied that this was true, and Mr. Kane stated he had

the records showing that it was true. President Bain stopped the discussion stating that the board will wait to see what the county decides about this situation. A member then asked how the deed restrictions are enforced and who enforces them. President Bain explained that there is a complaint form on the website that any member can complete and send in to the board or the control committee and after it is received, the complaint will then be investigated. President Bain then redirected the conversation back to the election committee and stated that he will accept any volunteers to recruit members for the board positions and that it is a great way to be involved, and meet many wonderful people.

- c) Dues Increase: Membership dues have been the same since 2008 which was raised from \$35 to \$55. The Board is making a recommendation that we raise the dues to \$95/year effective June 1st. President Bain explained that all of MWFPOA expenses have gone up every year but the dues have remained the same. The Board would also like to be able to replace chairs and tables if need be. President Bain explained the importance of having extra money to be able to fix sheds and the roof of the pavilion should it get damaged by a storm. A motion was made and seconded. Some discussion was had regarding different ways to make or accept payment for the dues. The Association would incur costs by accepting credit card payments, so that is not an option. After the discussions were completed, a vote was taken and approved by acclamation.
- d) Good in the Hood: Dave Kane shared that he had lost his very special bell while riding his bike a couple of weeks ago and wanted to thank the many neighbors who helped him look for it and the bell was actually found by Janice. President Bain recognized Kim Cooper for all of her hard work during the past year organizing the many wonderful activities that were enjoyed by the neighborhood.
- e) Pays to come to meetings: A member name was drawn and the member was not present. The pot was worth \$50. This will be rolled over to the May meeting and at that meeting, which will be worth \$75. A member name will be drawn until it is claimed by a member in attendance.
- f) 50/50 Drawing: Claire Silver won the drawing

Meeting was adjourned at 8:13 p.m.

President Jim Bain

Secretary Gena DeCamella