

Meadow Wood Farms Property Owners Association

Executive Board Meeting February 9, 2023

Friendship Park

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

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

The Minutes from the January Executive Board Meeting as posted were approved by acclamation.

President's Report: President Bain stated that everything in his report is covered in the agenda for the meeting. He had received an email from Annie Coryat regarding the deed restrictions informing him that she wants to buy a tiny house and put it on her property as a guest house. Tiny houses do not meet the deed restrictions which state that guest houses must be a minimum of 1,000sf. President Bain will forward the email to the control committee for review and handling.

Committee Reports:

Control: Dale Kennedy reported that 32 Wood Ridge Dr did in fact have an owner's permit for building a pool cabana. She informed the county inspector that the owners are not using it as a pool cabana. The inspector did not have any concerns with the building or the fact that they were using it as a business. Control Chair stated that she did not believe that they are doing anything that warrants the POA reacting to the situation. President Bain disagreed on the premise that the deed restrictions, A – Owners are limited to two buildings on the property, one being a main house and the other a guest house without any reference to a separate business. B – Owners may have a professional office, such as a doctor, lawyer, etc. but it may occupy no more than 25% of the square footage of the main house. Further discussion was had regarding whether or not the office had to be inside the main residence or could be separate. Control Chair Kennedy stated that the deed restrictions were not specific and was written as "may be situated within the main residence". It was determined that the county would not get involved because everything was completed regarding the permit and inspections. President Bain raised a concern regarding whether or not the owners had obtained a business license and a business CO. Control Chair Kennedy reported that the County Inspector told her that they needed to obtain a Residency Permit that states that they live on the property where the business is being conducted. President Bain stated that the POA needed to at least send a letter of disapproval to the owners regarding the business use of the building. Control Chair Kennedy suggested that the owners should at least paint the building the same color as the house. President Bain stated that we must all deal with the facts of the situation and in his opinion, it is a type of business, in a separate building, that is operating outside of the MWFPOA deed restrictions that specifically mention "doctor, dentist, surgeon, lawyer, music or art teachers may be situated within the main residential structure provided that not more than 25% of the square footage is utilized and no name plate or signs shall be displayed upon the premises, other than one sign not exceeding more than 1 square foot in area and contains the name of the profession and the name of the occupants of the premises. After further discussion, the owners at 32 Wood Ridge Dr may or may not be in violation of the county zoning ordinance. The Board will endeavor to clarify this issue with the county. VP Cooper suggested that the Board write a letter to the owners and copy the county of their disapproval regarding the misinterpretation on their part, of the

deed restrictions. Treasurer Reade suggested that we not accept their membership in the POA moving forward in order to restrict access to the members only areas on the neighborhood website including the directory and neighbor to neighbor. President Bain then stated that the occupants' ads would not be accepted in the neighborhood monthly newsletter. President Bain also stated that an article could be included in the newsletter reflecting the POA disapproval of this business in MWF. He referred to public actions are open to public responses and that the Association should respond in kind.

Treasurer Reade made a motion to write a letter to the occupants at 32 Wood Ridge Dr explaining our position on the deed restriction violation and copy the County and to include in the letter that they will no longer be welcome as members of the POA. The motion was seconded by VP Cooper, 3 votes Aye, 1 abstained, Secretary DeCamella. President Bain stated that he would send the letter to the Board for preview before sending it out.

Beautification: Chris Banks not present.

Website: Website Chair Karen Reade reported that the new program for printing the directory cost \$19 less than the amount approved at the last meeting. She spoke with the web designer about the Neighbor to Neighbor and that there are two volunteers, Merry Lee Bain and Michele Shuler. The excel files have been sent to them to upload into the website. Neighbor to Neighbor will only be accessible by POA members adding value to membership. President Bain reported that he has received a lot of excellent photos for the photo contest for the new website.

Membership: Frenchie Bisiaux not present. President Bain will attempt to discuss this position with her in the near future.

Refreshments: Holly Roberts not present.

Newsletter: Gena DeCamella reported that she had some small problems with the new printing company, Concorde Printing. They had a very long turn around time but with a couple of discussions with them was able to work through it and has been promised that the newsletters will be ready for pick up on the 2nd of the month. 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.

Activities: Carol English reported that only one upcoming activity, Dee Collier will be doing a performance on March 25th at 1:00pm. President Bain also reported a concert with Donny Middlebrook will be on March 24th and a Movie night April 8th at 8pm with a possible food truck before the movie event. Movie TBD

Sunshine: Jennie Adams not present

Welcome: Michele Shuler no report

Maintenance: Ian Reade reported that the fence at the park has been fixed with the help of 2 volunteers.

Vice President's Report: Vice President Cooper reported that everything is running smoothly thanks to great volunteers and that he would like to see more participation with meetings and activities. He

reported that he has heard some complaints from general people in the neighborhood and wishes they would get involved.

Secretary's Report: Secretary DeCamella reported that the minutes from the previous Association Board Meeting had been printed, sent out for review and would be posted on the website once approved.

Treasurer's Report: Treasurer Reade reported that the association currently has \$8,938.08 in the bank. All of the bills were paid and checks deposited. The association has a new members, Jim and Victoria Johnston. She called them to notify them that they only needed to pay half and is sending them a refund, while on the phone they told her that they would like to get involved with the association in anyway. Treasurer Reade also forwarded their information to Welcome Committee.

President Bain reported that the Association has \$10,300 in CDs on top of the \$8,938 that Treasurer Reade reported. This means our disposable income is over \$19,000. This is important because the rule of thumb is to have at least 1 years' worth of operating cash in the bank and we have approximately 1 ½ years' worth. President Bain also reviewed the comparison of this years summary with last years and total expense is up approximately \$1,000 and the income is slightly down so the difference is approximately \$2,000, however \$1,000 was spent on the new website.

Old Business:

- a) Association Goals: Adding Teeth to Deed restrictions: President Bain reported on this topic during the control report.
- b) Adding Value to Membership: President Bain reported that this is being accomplished through the use of the website.
- c) Membership Growth: President Bain has not been able to get with Frenchie regarding this.
- d) Blue Stream Presentation: Not available to attend this meeting, but will be invited one more last time to attend the next Executive Board Meeting March 7th.

New Business:

- a) Website Cover Photos: President Bain reported that he has received a lot of excellent photos for the photo contest for the new website. The deadline for photo submission will be March 1st and the judges would be the Executive Board.
- b) Sand Mine Report: President Bain reported that he attended the meeting at the county to represent MWF along with VP Cooper, Carolyn Camp, and Chris and Paul Banks. Most of the room at the meeting was filled with the construction company. The commissioners voted 5-0 to approve the sand mine expansion.
- c) Potential to raise dues to be discussed at the next meeting.

Meeting was adjourned at 8:02 p.m.

President Jim Bain

Secretary Gena DeCamella