

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. It was determined through further discussion that the owners at 32 Wood Ridge Dr are not in violation of any zoning laws. VP Cooper suggested that the Board write a letter to the occupants 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.

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, Merilee 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 .

Sunshine: Jennie Adams not present

Welcome: Michele Shuler reported that she met the caregivers at 2 Nashua Way, and that the Owners still have not moved in.

Maintenance: Ian Reade joined forces with VP Cooper to replace the floor in the shed and is looking for volunteers to help replace rotten fence posts at the park.

Vice President's Report: Vice President Cooper reported that he and Ian Reade had replaced the floor in the shed and that they are looking for volunteers to replace fence posts at the park.

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

Treasurer's Report: Treasurer Reade reported that the association currently has \$9,417.99 in the bank. All of the bills were paid and checks deposited. The association currently has 194 member households. She reported that the Financials had been posted on line. Reade stated that currently the process to print the directory is cumbersome, and it could be done easier if the POA agreed to pay \$79 to upgrade the program. Michele Shuler made a motion to approve the \$79 for the benefit to print the directory. The motion was seconded and approved by acclimation. Treasurer Reade will be on vacation from the end of March and most of April. She has already made arrangements with others to cover some of her duties while she is gone.

Old Business:

- a) Web page: Gena DeCamella reported that new email addresses had been established for all Board members, as well as for the newsletter and control committee. She will send all email addresses as well as passwords to new recipients. Newsletter, ads, and events were all posted on January 1st. One of the events was incorrectly posted as the third Thursday of the month and was corrected by Karen Reade to the fourth Thursday of the month. Everyone present at the meeting agreed that the new website is up and running smoothly. Many commented that the look of the new website is very nice. DeCamella suggested that a website committee be formalized. A motion was made, seconded and approved by acclimation.
- b) Adding Teeth to Deed restrictions: President Bain reported that there are many realtor signs that are out of compliance with our deed restrictions. The signs are only allowed at the property location unless there is an open house scheduled. VP Cooper volunteered to remove the signs that were out of compliance and notify the realtors to pick them up.
- c) Adding Value to Membership: President Bain will discuss with Frenchie Bisiaux her ability to maintain this position due to her limited availability.
- d) Blue Stream Presentation: Not available to attend this meeting.

New Business:

- a) Website Cover Photos: A discussion was had regarding the current website cover photos and it was decided that a neighborhood photo contest would be posted in the Newsletter for neighbors to submit photos that will be used on the new website and the prize would include credit with their name on the picture to be posted to the website. The deadline for photo submission will be March 1st and the judges would be the Executive Board.

Meeting was adjourned at 5:10 p.m.

President Jim Bain

Secretary Gena DeCamella