

Meadow Wood Farms Property Owners Association

Executive Board Meeting November 28th, 2023

Friendship Park

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

Absent: Mark Cooper, Vice President

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

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

President's Report: President Bain reported that Kevin and Kathleen Stancik have moved in with her mother, Joan Zemblowski who has collected all of the original minutes and important papers, including a certified and notarized copy of the deed restrictions. There are a number of applicable issues within those minutes that are still relevant for our current time period. One example, is that a resident of MWF was taken to court and sentenced to 171 days in jail and ordered to pay the court costs for failing to meet the deed restrictions. President Bain explained that these minutes show that there is a precedent that has been established.

Committee Reports:

Control: Chad Ross reported that he has received a complaint of a property that has RV pads that they intend to rent out. He spoke with the resident, who was argumentative in return. Mr. Ross cited the deed restrictions to her 1) Campers are only allowed for up to 30 days per year and may only be used by owner of the property – she allegedly intends to rent them out for the entire horse show season which is November to April. 2) She is also allegedly running a “dude ranch” type of facility at her property, giving lessons and providing living quarters to her customers. He has prepared a letter and is waiting for approval from President Bain before sending it out.

Beautification: Chris Banks thanked all of the people who contributed to putting on the Veterans Day BBQ and reported that she is getting ready to decorate the entrances for Christmas.

Website: Karen Reade reported 71 active users, and that Jim Thomas has volunteered to be an administrator on the website, and Karen asked if he would be willing to be the new chair for the website committee. He agreed.

Membership: Patricia Wagner reported that we have 221 current household members. She congratulated Dale Kennedy and stated that everyone that Dale has welcomed to the community has joined. She also thanked Karen Reade for all of the work that she has done with the treasury.

Refreshments: Holly Roberts absent

Newsletter: Gena DeCamella reported that the previous newsletter distribution team leader resigned, and the new volunteer for that position is Jennie Adams. Karen Reade was instrumental in providing all of the material that had been dropped at her house to Jennie. The December newsletter has been completed and sent to the printer. Ms. DeCamella reported that there had been approximately 20 leftover newsletters for the two previous months and recommended that we decrease the quantity to 380 from 400.

Activities: VACANT

Sunshine: Jennie Adams not present.

Welcome: Dale Kennedy not present.

Maintenance: Ian Reade reported that he has had the lights at the entrance fixed for free. It would be helpful if members of the association would report things to the people who are responsible rather than posting on FB. This would allow any issues to be resolved in a timelier manner.

Vice President's Report: Vice President Cooper not present.

Secretary's Report: Secretary DeCamella reported that the minutes have been typed and posted on the website.

Treasurer's Report: Karen Reade reported that the Veteran's Day BBQ brought in \$205.00. There were 69 who signed in but the estimate is that there were approximately 80 people. The difference may be that some of the veterans did not sign in. She has not received all of the expense receipts yet, and is waiting for those so that she can disburse the monies. The association currently has \$14,844.89 in the bank, all bills have been paid and all checks deposited. Lisa Yanes accounting completed the tax reports for 2022-2023, with an invoice of \$200 for that.

A motion was made to approve the finances as reported, seconded, and approved by acclamation.

Old Business:

- a) Feral Hog issue currently being worked on by VP Mark Cooper with FWC.
- b) Newsletter Distribution – We will continue to providing a copy to every home until the new year.
- c) Project Dream Team – President Bain is working on developing a team.
- d) Dues payment methods – Treasurer Reade is investigating options due to member request. She has reached out to several banks; the Credit Union is unable to provide the services that we are looking for. The closest bank with the least cost and best service is First Federal Bank. If we accepted charge card payments, there would be a monthly service fee as well as a 4% per transaction fee. The monthly fee ranged from \$500 to \$60/year. A discussion was had regarding different options including ACH, Zelle, and PayPal.
- e) Veteran's Day BBQ was successful.
- f) Pony Tales – Still no word from the county. President Bain will be calling them for an update.

New Business:

- a) General Association Meeting on December 5th – Fish Fry, provided by Chad Ross, eat at 5:30 followed by a meeting at 7pm. The event will be a potluck for sides.
- b) Activities – There will be a movie night in the new year, this year there is still line dancing and the equestrian club Christmas Party.
- c) A discussion was had regarding a need to change the locks on the sheds due to recent missing items including a leaf blower and extension cords. Ian Reade will assess the cost for changing out the locks.

Meeting was adjourned at 7:42 p.m.

President Jim Bain

Secretary Gena DeCamella