

Meadow Wood Farms Property Owners Association

Executive Board Meeting January 18th, 2024

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 November Executive Board Meeting as posted were approved by acclamation.

President's Report: President Bain thanked VP Cooper and the rest of the board for covering the last Association Meeting while he was not able to attend. He reported that he will not be running in the election for the next term. He thanked everyone for all of their support and asked that anyone who is interested in running should contact the election committee chair who is yet to be determined. He asked that anyone interested in being the election chair person contact him directly.

Committee Reports:

Control: Chad Ross reported that he spoke with the lady regarding the complaint that he received regarding the "dude ranch". She told him that her property is not a dude ranch and that she does not have RV hookups to rent out. The matter is considered closed at this time. On another issue, Chad had a conversation from a resident who wants to erect a six-foot privacy fence around his entire house. This resident was informed that is not allowed according to the deed restrictions.

Beautification: Chris Banks requested that "Beautification" be changed to "Decorating Committee" as that is essentially what she does. A motion was made, seconded and approved by acclamation. She reported that the Christmas lights need to be updated since the solar lights were not working this year.

Website: Jim Thomas absent. Gena DeCamella reported that the last meeting minutes had not been posted yet.

Membership: Patricia Wagner reported that Dale Kennedy, as Welcome Committee, is making her job easy because the new residents that she meets with, join the association.

Refreshments: Holly Roberts absent. Karen Reade reported that Holly has not submitted her receipts for the Veterans Day BBQ yet, so she hasn't been able to reimburse anyone yet until she receives all of the receipts.

Newsletter: Gena DeCamella reported that everything is going well. She called the printer regarding pricing for colored newsletters vs the current B&W newsletter which turns out to be 5X the price and therefore not doable.

Activities: VACANT

Sunshine: Jennie Adams not present.

Welcome: Dale Kennedy reported that she has two inquires out to new residents and is waiting to hear back.

Maintenance: Ian Reade reported that he is working on the tree that fell and the fence that the tree broke at the park.

Vice President's Report: Vice President Cooper reported that there has been a lot of trash in the neighborhood lately. He has been picking up "lunch type trash" two or three times a week. This could be related to contractors in the neighborhood or because walkers who usually walk and pick up trash have not been able to due to the cold weather. He also reported on the feral hog issue and has found a trapper who will trap for free. VP Cooper offered to keep all traps baited and to assist in dispensing of the hogs humanely. He requested to erect a pen type trap in the park that can hold more hogs. A motion was made, seconded and approved by acclamation. He requested that anyone having a feral hog issue to contact him directly and they will put a trap out right away. VP Cooper stated that he will not be running for re-election in May. He plans to stay active with the community in other ways such as BBQs, refreshments, etc.

Secretary's Report: Secretary DeCamella reported that the minutes have been typed and approved. She reported that she will not be running for re-election in May and that if anyone would like to be Secretary to please let her know.

Treasurer's Report: Karen Reade reported that there is \$13,767.20 in the checking account. Additionally, the POA has \$10,307 in CD's. All bills have been paid and all checks deposited. There are 222 paid memberships. Motion to approve the financials as presented was made, seconded and approved by acclamation. She stated that she does not plan to run for re-election as treasurer in May.

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. Three of the trapped hogs were found to have been injured by gunshot prior to trapping.
- b) Newsletter Distribution – The board had decided to provide a newsletter to every resident for three months and to assess the response. As there has been very little response, the board decided to return to providing a copy to only residents that have requested. Prior to the expanding to every resident, we were ordering 260 newsletters. Chad Ross offered to pick up an additional route if needed and Mark Cooper volunteered to take a route.
- c) Project Dream Team – President Bain has not received any volunteers for this. VP Cooper stated that he would be happy to help find volunteers.
- d) Dues payment methods – After some discussion it was decided by the board to table this issue until the new board has been established.
- e) Pony Tales –President Bain reported that the county has not responded so he contacted them. They informed him that the county attorney Mr. Ward is no longer with them. He received an email that the attorney general has received the information and has declined to issue an opinion. At this point the county is referring to county code enforcement going forward.
- f) Activities Comm. Chair – Position remains vacant

New Business:

- a) Art Swap Meet - President Bain discussed the possibility of having an Art Swap Meet in the Pavilion in which the neighborhood could bring unwanted art etc. to sell or swap. DeCamella suggested that we combine it with crafts as there are residents who create unique items. Possibly get some food vendors or resident chefs to attend. It was decided to present the idea at the General Association Meeting and possibly hosting in Spring.
- b) Lawn Service – Treasurer Reade reported that the current lawn service has been terrible and that we need to quotes for new lawn service. Suggestions were made to contact residents who have lawn service business. The lawn service company will be required to have insurance.
- c) Election Committee – President Bain asked for volunteers for this position.

Meeting was adjourned at 7:53 p.m.

President Jim Bain

Secretary Gena DeCamella