

Meadow Wood Farms Property Owners Association  
General Association Meeting September 17th, 2024  
Friendship Park

Present: Gena DeCamella, President: Mark Cooper, Vice President: Michele Shuler, Secretary: Karen Reade, Treasurer

The Meeting was called to order at approximately 7:00 pm, and Gena DeCamella welcomed everyone and led the Pledge of Allegiance. She asked if there were any new members or attendees, Shelton Peddle, a resident for 23 years, indicated that this was his first time attending a meeting.

The Minutes from the May General Association Meeting were approved as posted on the website.

President's Report: Gena DeCamella's report will follow the meeting agenda, with brief committee reports.

Committee Reports:

Control: Chad Ross was absent but reported that there had been some complaints regarding fence repairs and asked that people repair damaged fencing.

Decorations: Chris Banks has handed over this position to a new chair, welcome Coralie Mouton.

Website: Jim Thomas reported that there are 71 active enrolled members on the website.

Membership: Patricia Wagner reported there are currently 195 members, currently 7 less members than we totaled last year.

Refreshments: Chris Banks has joined Holly Roberts in this committee, although Holly was unable to be here, Chris made several fun posts on Facebook for tonight's meeting refreshments.

Newsletter: Gena DeCamella reported the distribution lists are being updated and correct order count should be ready for next month's delivery including the 3 newsletters left at each of the entrances by Karen and Ian Reade. Any additional newsletters are given to Dale Kennedy for her use in the Welcome Committee. Gena reminded everyone how reasonable advertising is and people who may be providing services at your home may be able to increase their business by placing an ad in the newsletter. The advertising fees come back to the association.

Activities: VACANT – if anyone is interested or knows someone who might be interested, please let us know. This can be a really fun position. In the meantime, we do have upcoming actives, the Alzheimer's walk, Bob Coveney was present and spoke on this, letting everyone know the walk was going to be here in Meadow Wood Farms, meeting Saturday 8:00 am 9/28 at Friendship Park although you are also welcome to walk downtown if you wish. Also upcoming; the car show on October 27<sup>th</sup> organized by Jeff Rice, and Trunk or Treat on October 31<sup>st</sup>, organized by Jacquie Roberts-Redmond, the 12<sup>th</sup> Annual Veteran's Day BBQ on November 9<sup>th</sup>, and Art in the Park on November 23 organized by Jodie Gebhard.

Sunshine: Jennie Adams was absent.

Welcome: Dale Kennedy and Jodie Gebhard are going to get together to possible put together some cards to send out and an introduction as first contact for new residents.

Maintenance: Ian Reade reported making car show signs for the upcoming car show.

Vice President's Report: Mark Cooper thanked all the committee volunteers for their help and everyone who has organized an upcoming event for the community. Mark and Paul Gregorzek are planning a cookout for the next association meeting, deals to follow.

Secretary's Report: Michele Shuler meeting minutes have been approved and are posted to the website.

Treasurer's Report: Karen Reade reported that there is \$20,765.06 in the bank. Additionally, the POA has two CDs totaling \$10,567.85 in the bank. We have had our 2023 taxes done for a fee of \$200.00 and owe no taxes. Financials have been approved by the board and have been posted to the website.

**Old Business:**

- a) Gena DeCamella reported that the audit that had been agreed upon for August was postponed due to time conflicts and will be re-scheduled however Kim Cooper to prevent any appearance of conflicts of interest has decided to step aside. Deb Cane has agreed to step in and perform the audit and a date will be schedule.

**Completed Business:**

Gena DeCamella reported;

- a) That the new lawn service with Dewayne Kimball is going well, coming twice a month to do the entrances and once a month for park during growing season and every other month during no growing season, and has been responsive to calls.
- b) The deposit for the use of the park is for private parties only. Anyone hosting or organizing an event open to the community does not have to pay a deposit.
- c) We now have a secure locking mailbox posted here at Friendship Park, our new business address of 73 Lake View Drive East is getting mail delivery and has been updated in the Newsletter. Once our paid Post Office Box for the year expires we will be saving that money as an expense, and a time saver for the treasurer.

**New Business:**

- a) The Dream Team – Jim Bain reported that the 7-member team consisting of himself, Dave Cane, Jim Thomas, Merry Lee Bain, Sherrie Lower, Jonathan Beard and Ian Reade had met and are working on 15 different ideas broken into categories of needs and wants, are currently researching the feasibility and costs of each and will be putting together a presentation for the board as to these ideas to what if any would like to be pursued further, for an eventual presentation to the residents.
- b) Gena DeCamella reported that the recent dumping off of dogs in the neighborhood was touched on at the last board meeting and we would recommend that if you see a dog, please consider posting it so that if it is a dog from the neighborhood, the owner can get the dog back. If that does work, we would recommend calling MCAS, for the safety of the dog, the residence and any other animals. Dale Kennedy also mentioned there is a \$75.00 fee to get your dog back if it is picked up.
- c) Gena DeCamella also mentioned she had recently noticed that grass cuttings and pine needles from the swales have been left in the road, this is dangerous to all bicycle riders, motorcycles

and horse alike. Just a reminder to clean this up, which is as easy as turning the mower around and blowing the clippings back into your yard.

- d) Good in the Hood, Michael Pineiro thanked all who came out for the park clean up last weekend, it took about 30 minutes to complete and was ready for the mower the following day. Much appreciation was expressed to all for their help.
- e) The 50/50 raffle drawing was won by Stan Rohlwing in the amount of \$35.00

Gena DeCamella then asked if anyone had anything else, to with no replies.

Meeting was adjourned at approximately 7:30 p.m. which was followed by a nice to meet and talk with neighbors while enjoying some refreshments.

---Next Meetings:

Executive Board – Tuesday October 8th 2024, 7pm

General Association Meeting – Tuesday November 12<sup>th</sup>, 7 pm

---

President Gena DeCamella

---

Secretary Michele Shuler