

Meadow Wood Farms Property Owners Association
General Association Meeting March 11th, 2025
Friendship Park

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

Gena DeCamella called the meeting to order at approximately 7:00 pm, and Gena welcomed a large group of attendees and led the Pledge of Allegiance. She asked if there were any new members or attendees – two new residents introduced themselves as Elissa Reichstein and Scott Saperstein and they were welcomed.

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

President's Report: Gena DeCamella mentioned that elections are coming up, in May at our next General Association Meeting and all positions are available and anyone who would like to throw their hat in is welcome to. The secretary position will be vacant and Karen Reade mentioned that she would like to run for that position but would need someone to run for treasurer. Karen spoke a little about this position and offered to help anyone in the training and transition to this position.

Committee Reports:

Control: Zack (Robert Zachary) was present and nothing to add from his last report of a fence application being approved.

Decorations: Coralie Mouton was present, nothing to report.

Website: Jim Thomas was absent but had provided a report at last week's meeting, reporting 90 registered members to the website.

Membership: Patricia Wagner was present and reported 198 current members.

Refreshments: Chris Banks was present and had provided the refreshments for this meeting and reported they would be providing the refreshments for the upcoming Meet and Greet in April.

Newsletter: Gena DeCamella was present and reported things were going well and Concord Printing was doing a great job in getting the Newsletters to us in a timely manner. Gena gave a nod to May Lee Bain who reported reaching out to members regarding the installation of tubes for the Newsletter where no container exists and has coordinated with the homeowners for installation of tubes by Mark Cooper. She is still waiting for a response on eight inquiries regarding tube installation. Mark has already made 10 tubes with another 10 to follow. The mailbox will then be asset as to the best means to install, with the install to follow.

Activities: This position is vacant. Gena DeCamella indicated that Kim Cooper organized the Brick and Ember Pizza food truck for tonight's meeting and much appreciation was given to her for doing that. Kim also indicated that she would be willing to coordinate having additional food trucks. Gena then mentioned that our next activity was going to be the April Meet and Greet, with MWF providing the burgers and dogs for the event with a pot luck of side dishes and desserts provided by attendees. The Meet and Greet will be well advertised in the Newsletter, on Facebook and in the MWF AOL email for Saturday April 12th from 3-6.

Sunshine: Jennie Adams was absent.

Welcome: Dale Kennedy was present and welcomed the new residents Elissa and Scott.

Maintenance: Ian Reade was present and reported making signs for the upcoming events.

Vice President's Report: Mark Cooper reported he was organizing a neighborhood and park cleanup for Saturday April 5th. Starting at the park at 8:30am with coffee and donuts before the cleanup. He invited all to join in for a couple of hours for cleanup. We will also be taking a little time with park cleanup for the following Saturday's Meet and Greet, please bring some yard tools to help with that. Last cleanup turned in 14 bags of trash with 15 people helping with the last trash pickup and gave thanks to all that had helped with that.

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

Treasurer's Report: Karen Reade reported that there is \$11,314.16 in the bank. Additionally, the POA has two CDs, one for \$5,338.33 and \$5,230.13 in the bank. All the bills have been paid. Gena DeCamella that the financial reports had been approved at last week's Executive Board Meeting and confirmed with Karen they have been posted to the website.

New Business:

- a) Gena DeCamella introduced tonight's topic of a possible well installation at Friendship Park, with some background on how we got to this point. The Dream Team which conception started 2 years ago and was moved into fruition August of last year, and produced a wish list of items with some rough cost estimates that was presented to the board as possible improvements for MWF. This list was reviewed at meetings, and we have moved forward with some of the items on this list, some of the larger items that have been done thus far are improved electrical at the pavilion and tree removal at the park. The next item we would like to tackle and present to you for a vote is the installation of a well here at the park as having water at the park would be a great asset. It was explained that this proposed commercial well would allow for a possible future bathroom, kitchen and or club house. At a cost of approximately \$16,000.00 this is more than double what a residential well costs; however, if a residential well were installed it would not be able to be converted to a commercial well. This would mean that any costs for a residential well would be lost and a commercial well would need to be installed to accommodate any future bathroom or kitchen or clubhouse. It was presented that we use the 2 CD's worth a little over \$10,000.00, that have been in place and unused for more than 20 years, be used in addition to about \$6,000 from the MWF checking account to pay for this well. At this point this was opened for discussion to the attendees, many questions, comments, opinions and ideas were voiced by members, guests and new non-member residents. A vote was taken as to whether water at the park was wanted or not and by a large majority water at the park was desired. After a more than lengthy exchange of attendees, Jim Bain made a motion to earmark the 2 CD's for the club house project and start a fundraiser for an eventual club house. This fundraiser would act as a test to see how the idea of a club house would be received. It was proposed that we only use one of the CD's, however it was indicated by a vote that both CD's

be used toward the goal of an eventual clubhouse, knowing that a well would be the first step, the motion was voted and carried.

- b) Good in the Hood; Karen Reade thanked Merry Lee Bain for her work on the Newsletter tubes. Barbara Aldrich thanked Mike Dallett for removing the tree that fell across Middle Ground Rd. Michael Pineiro thanked all for the support and help that the neighborhood provided through his medical procedure and recovery, he will be eternally grateful for the help and support given to him and Gena over the past few weeks. Stating that if you don't know what goes on in this neighborhood of people helping people then you aren't paying attention.
- c) The 50/50 raffle drawing was won by Deb Kane in the amount of \$55.00 which she donated as the first donation toward the clubhouse fundraiser.

Meeting was adjourned at approximately 8:12p.m.

---Next Meetings:

Executive Board – Tuesday April 8th 2025, 7pm

Executive Board – Tuesday May 6th 2025, 7pm

General Association Meeting – Tuesday May 13th 2025, 7 pm

President Gena DeCamella

Secretary Michele Shuler