

Meadow Wood Farms Property Owners Association
Executive Board Meeting April 8th, 2025
Friendship Park

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

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

The Minutes from the March Executive Board Meeting were approved as posted on the website.

President's Report: Gena DeCamella thanked all who showed up for the neighborhood and park clean up last Saturday April 5th.

Committee Reports:

Control: Zack Zackary reported receiving no complaints.

Decorations: Coralie Mouton reported she will drop off the Christmas decorations containers in the shed for storage. The next wall decoration will be for Memorial Day.

Website: Jim Thomas was absent.

Membership: Patricia Wagner updated the membership counts remains at 198.

Refreshments: Chris Banks reported that they will be providing ice tea and lemonade for Meet and Greet coming up this Saturday April 12th.

Newsletter: Gena DeCamella indicated that the Newsletter received a couple of new ads and the print count has been lowered to 225, down from 245.

Activities: Gena DeCamella indicated that this position is still vacant however events continue, with this Saturday April 12th for a MWF Meet and Greet from 3-6, with Mark Cooper grilling hamburgers and hot dogs and pot luck of sides and desserts by attendees. She has also reached out to Kim Cooper to see if she could possibly arrange for a food truck for the May General Association meeting.

Sunshine: Jennie Adams absent.

Welcome: Dale Kennedy reported no new residents at this time.

Maintenance: Ian Reade reported making signs, helping with the park clean up and working on the newsletter tubes with Mark.

Vice President's Report: Mark Cooper thanked all who showed up for the park and neighborhood cleanup, it went really well.

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

Treasurer's Report: Karen Reade reported there is \$10,284.51 in the bank, and we have two CDs, one for \$5,230.13 and one for \$5,338.33. MWF insurance has come in at \$2,794.67, up \$654.48 from last year. Karen has requested a quote from another company and has asked Jim Bain to review the coverage and

pricing to compare against our renewal. Karen also presented an overview of MWF expenses for the past couple of years to get an overview of yearly costs. Karen suggested as a possible cost savings discontinuing having the portable toilet on a monthly basis and to just schedule one to be dropped off when we have events, we would need to look into the costs for that versus what we pay for the monthly service. The financials were approved as submitted.

New Business:

- a) Gena DeCamella recapped the motion carried at the last general association meeting of earmarking the two MWF CD's toward the water at the park and project, whatever that may be, putting the water first with additional fund raising as to not deplete the current account. That being said, it is probably time to look for someone to head up the fund raising committee. Jim Bain spoke about the possibility of enclosing the pavilion to form a clubhouse or rec center and all that it entails, from time lines, costs, to forming the different committees that would be necessary to accomplish this. Bringing a clubhouse or rec center to fruition may well be out of reach but exploring the possibilities or testing the waters is a place to start. He suggested having a fundraiser for the well on May 31st in conjunction with the start of the new board term. He also suggested a separate banking account of some type be started for this fundraiser.
- b) Gena DeCamella reported that the newsletter tube project is in full swing with Mark Cooper and Ian Reade preparing for the installation of 21 tubes.
- c) Gena DeCamella mentioned that the Upcoming elections for board members is right around the corner in May and that all the board members have agreed to stay on except the secretary position held by Michele Shuler. Karen Reade mentioned that she would be willing to take on the secretary position if someone would run for the treasurer position, and indicated that all of the board positions are available if anyone is interested in running.
- d) Karen Reade talked about changing banks, Truist is the current bank for MWF and is very far from us, is very busy, is not easy to work with and does not offer the best banking arrangements for us for their nonprofit accounts. Karen has looked into First Federal Bank, closer to MWF, they offer a similar account and does not appear to be as busy as Truist. Karen also looked into alternative banks for MWF CD's or possibly a money market account. Our current bank does not offer mobile check deposits for the type of free account that we have, which is why a trip to the bank is required to make deposits. It is unknown if First Federal Bank offers the mobile deposit. It was decided that this time to wait until the next board comes in and do a little more research before making any banking changes. There is a paper record of MWF banking kept so we would not lose any past information in changing banks.
- e) Gena DeCamella brought up leaving the gate at Friendship Park open for a trial period. After much debate on either side of having the gate open versus closed and locked, it was voted by the board to have a trial period for one month of leaving the gate open during the day and then closed and locked at night, with people checking on the park intermittently during the week for any signs of trash, graffiti, or damage.

---Next Meetings:

Executive Board Meeting – Tuesday May 6th, 2025 at 7pm

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

Meeting was adjourned at approximately 8:10 p.m.

President Gena DeCamella

Secretary Michele Shuler