

Meadow Wood Farms Property Owners Association  
Executive Board Meeting May 6th, 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 April Executive Board Meeting were approved as posted on the website.

President's Report: Gena DeCamella indicated that her report will be within the meeting agenda and moved onto the committee reports.

Committee Reports:

Control: Zack Zackary reported receiving two complaints, both regarding dogs; one was about small dogs running loose and bothering foot traffic, and that complainant will be moving shortly which will resolve that complaint. The second was about barking dogs on Winter Green Way and whose dogs are barking needs to be sorted before the complaint can be addressed. Gena DeCamella also reported getting an email complaint about logging trucks cutting through the neighborhood, she did respond by letting them know that the logging trucks were taking logs from a MWF property that was being cleared.

Decorations: Coralie Mouton was absent however Giovanni reported that he had picked up the Memorial Day decorations for the walls.

Website: Jim Thomas was absent.

Membership: Patricia Wagner reported that we already have 14 renewals and mentioned having some posts to MWF Facebook and email regarding early payments being accepted at next week's general association meeting.

Refreshments: Holly Roberts present and Chris Bank absent both reported that 1 gallon of ice tea and 1 gallon of lemonade and water would be provided at next week's general association meeting.

Newsletter: Gena DeCamella things were going fine and Mark Cooper added that 15 out of the 21 tubes have been installed and the remaining 6 are the ones requiring posts which are soon to be completed. He also thanked Ian Reade for his help with the tube project and Merry Lee Bain for her help in coordinating the tubes to be installed.

Activities: Gena DeCamella indicated that although this position is still vacant we continue to have events and se has spoken with Frenchie, who has agreed to host a Trivia night 5/29 and monthly thereafter for the next 6 months and Kim Cooper, who has a food truck scheduled for next Tuesday 5/13 for the general association meeting has agreed to try to arrange a food truck once a month for the next 6 months. Jim Bain also has a music in park schedule for Sunday 5/18 at 4:00. Dale is still working on possibly hosting a Bingo.

Sunshine: Jennie Adams absent.

Welcome: Dale Kennedy reported messaging a new resident, Mrs. Brock at 11 Nashua Drive moving from New Mexico.

Maintenance: Ian Reade reported making signs, helping with newsletter tubes with Mark, reviewing park video for activity.

Vice President's Report: Mark Cooper indicated that most of his report had been covered in previous reports however thanked Kim, Cooper for coordinating the food truck and Mary Lee Bain for coordinating the Newsletter tube effort. He also mentioned the celebration for Frenchie at Green Gates this coming Friday 5/9.

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

Treasurer's Report: Karen Reade reported there is \$9,456.20 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 and had asked Jim Bain to review the coverage and cost, he reported back that we should renew. The board voted and approved the insurance renewal for payment. The current MWF documents that are kept in a safety deposit box will be reviewed to see if maybe they could be moved into a small fire safe box. She also mentioned the locked mailbox installed for 73 Lake View Drive East has been successful and nothing has been sent to the PO Box of late, with the PO Box was coming up for renewal, a motion was made and carried that the PO Box not be renewed and a forwarding address will be given to the post office. Invoices are ready to be mailed and she will wait until after the general association meeting to see what payments are received before mailing. Karen also reported that First Federal Bank (a closer bank to MWF that seems less crowded) did offer the mobile banking at no cost and they offered to have someone come out to meet the board and answer any questions. They also offer safety deposit boxes at \$70.00 per year, a lesser cost than our current bank. The financials were approved as submitted.

#### New Business:

- a) Gena DeCamella suggested reproaching the water source at the park, since it would appear that a clubhouse or rec center is probably cost prohibitive, we may want to relook at the type of water source if any for the park. It was mentioned that no water source, other than physically bringing water to the park has ever been in existence and it was also mentioned how convenient it would be if there was a water source at the park. With the omission of a possible future bathroom, kitchen or clubhouse/rec center should we relook at the type and funding for the well. Mark Cooper also suggested the possibility of a fundraiser for the well if we were definitely not going to move forward with a clubhouse/rec center. This was all tabled for the next board to address.
- b) Gena DeCamella indicated that Pat Van Nostrand had made an inquiry as to opening the Equine Club meeting to participants that are not residents of MWF. Gena invited Pat to attend the meeting to talk to the board about this, but she was not at the meeting. The idea was not met well by most attendees. Hopefully she will be able to attend and expand on this.

- c) Gena DeCamella reminded all about next week elections at the general association meeting and indicated all board members had agreed to remain with the exception of secretary, the treasurer, Karen Reade has agreed to run for secretary if some would run for treasurer, to which Merry Lee Bain indicated that she would run for the treasure position.
- d) Gena DeCamella reviewed the trial month of leaving the park gate open from morning until night, with several people checking on the park during the week to ensure it had not been disturbed, with no issues found in this trial. Gena suggested leaving the park gate open 24/7 brought up leaving the gate at Friendship Park open for a one-month trial to see if leaving the gate open remained uneventful. There was again a lengthy discussion of leaving it open or not with about equal nays and yays, a motion was made to leave the gate open 24/7 for a one-month trial period and was approved by the board.
- e) Gena DeCamella mentioned that she was a little disappointed that the meet and greet was well attended by members, however no new members or residents seemed to attend. She asked if anyone had any ideas to draw more attendance by both members and new residents.

---Next Meetings:

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

Meeting was adjourned at approximately 8:01 p.m.

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President Gena DeCamella

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Secretary Michele Shuler