

Meadow Wood Farms Property Owners Association

Executive Board Meeting June 4, 2026

Present: President, Jon Beard; Vice President, Mark Cooper; Secretary, Dale Kennedy; Treasurer, Merry Lee Bain

Also present: Karen Reade, Coralie Mouton, Gena DeCamella, Michael Peniero, Jae McAllister, Michele Shuler, Jim Thomas and Ian Reade

President Beard called the meeting to order at 7:01 p.m.

The minutes from the May 12, 2026 meeting as posted on the website were approved.

President Beard had Jae pass out information relating to his intention to improve and change MWF.

Committee Reports:

- . Control – Robert Zachary not present. Zach called Jon that he had nothing to report.
- . Decorations – Coralie Moutin present; everything going well.
- . Website – Jim Thomas present. We have 88 active users of the Website. Website up to date through end of June. Jim resigned his position as Chair. Merry Lee asked Jim how he knew if someone wanting to use the website was a member. He said he didn't know specifically. Gena said the Treasurer used to funnel the names of paid members to Jim so he could give them full use of the website but that is done differently now. Jon will meet with someone who can walk him through the process.
- . Membership – vacant. Merry Lee said as of 6/4/26 we have 136 members. Jon interjected that he would like to have more than one person on each committee. Gena said Control has more than one person as does Refreshments. Karen asked if a resident has to be a member to be on a committee. There was discussion but no clear answer. Committee Chairs have to be members since they handle the money allocated to each committee.
- . Newsletter – Michele Shuler present. She said she printed 115 copies for the members. Merry Lee said there were about 100 delivered. Jon asked if the Newsletter could be put on Facebook since it is social media and most people in our neighborhood have access. Jon said he asked Carolyn Camp who maintains the private Facebook page and she gave it a green light. Gena said since the Newsletter has been voted on to only be available to members, it would take another vote by membership to change it. Jon said there are 500 people on the private Facebook page and we need to widen our visibility by including them. He said a disclaimer would explain the Newsletter is published by the POA and not the Facebook administrators.

There was a discussion about reasons for paying dues if everything we do or publish is available to all whether or not they pay dues. Jon wants to include members and non-members equally. Mark said all parties and events with food are inclusive. Jon suggested generating MWF tee shirts for sale. Discussion about leaving Newsletters at everyone's property in the past and how it didn't work out well. If the Newsletter goes on the private Facebook page, some printed copies would still be needed for folks who don't have Facebook access.

- . Refreshments – Holly Roberts and Chris Banks not present. Chris is resigning.
  - . Sunshine – Lynn McGonagill not present. The only thing this committee does is send a card if alerted to a need. It can be handled by one person.
  - . Activities – Deborah Shahadey has volunteered to chair this committee.
- Executive Board Meeting 6/4/2026

Meadow Wood Farms-Executive Board Meeting  
June 4, 2026 page 2

- . Maintenance – Vacant
- . Youth Committee (proposed) – This would be a way to involve young people. High school age and under. There are more youths here than there used to be. Jon mentioned he has seen quite a few kids at the bus stops. He would like to see Jae McAllister run with this one.

Vice President's Report: Mark

Mark said the Chili Cookoff went well. There were 55 or 60 people in attendance. The front entrances look good. There are way a lot of burrito wrappers thrown out along the road. He's been picking them up. He's planning another neighborhood cleanup in July. Mark appreciates everyone that volunteers to help in any way.

Secretary's Report: Karen/Dale

Karen gave a "former secretary's" report. Last month's minutes have been posted. Dale said she thinks Facebook is the best venue for communicating within the neighborhood.

Treasurer's Report: Merry Lee

Merry Lee said the current assets as of May 31, 2026 are \$23,430.00. Our Certificate of Deposit totals \$5,092.75 and is maturing on July 20. Right now it is getting 3-1/2 per cent interest. If we don't do anything it reverts to 1-1/2 per cent. We could cash it out and put the cash back in the account or try to buy a CD somewhere else. Jon asked if we could cash it out and use the money to do some improvements. Merry Lee said we could do whatever we want with it. Merry Lee and Jon have to go to the bank sometime to add Jon to the account. Total Assets are \$28,522.75.

Jon: Can we make the cost of the big light in the parking area less? Can we put a timer on it? Maybe change the bulb to LED. Gena said SECO charges a fixed rate per light per month. A LED bulb wouldn't make the monthly charge any less. When it gets dark earlier we really need the light to be on.

Old Business: Jon

Need to reach out to the insurance company to check available rates. Mark said the company we use has the market cornered and we can't beat their price. Jon asked what the current Liability policy covers. Merry Lee said it covers the playground and the Board members.

Status of Progressive Insurance payment for the last accident at an entrance. Still waiting for payment.

MRTA and attorney review of Deed Restrictions. Jon said there is another way we could go about this. We could create our own suggested Restrictions and send them out for a Membership vote. Not sure which approach would be best. Gena: \$750.00 has been approved by Membership to pay attorney for first step of review.

New Business: Jon

Goals and Priorities for 2026-2027. We don't have time to discuss these tonight. Some are being revisited so we can examine them at next meeting. A further discussion of using Facebook to publish our Newsletter ensued. Nothing settled.

New Business (continued)

Karen said the lawn mowing contract is coming up for renewal. Jon said he would like to discontinue having a lawn service and just find volunteers within the neighborhood who could do the mowing. It would save \$3,000 which we could use to improve the Park.

Karen said we use the expense of maintenance of the front entrances and the park as a reason for residents to pay dues. Gena pointed out that the POA has enough money to maintain the subdivision but little is available for large improvements.

A separate meeting is necessary to hold discussions and hear new ideas. Jon would like to have a community garden in the park. How to water it when there is no well. A well would cost \$10,000 and the Membership doesn't want to spend money on a well. Jon says we can fund improvements.

Meeting adjourned.

---

President Jon Beard

---

Secretary Dale Kennedy