

Meadow Wood Farms Property Owners Association  
Executive Board Meeting August 11, 2026

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

Also present: Karen Reade, Gena DeCamella, Michael Peniero, Jae McAllister, Michele Shuler, Ian Reade, Deborah Shahadey, Robert Zachary, Coralie Mouton, Frenchie Bisiaux, Gladys and Dave Mauer.

President Beard called the meeting to order at 7:00 p.m.

The minutes from the July 12, 2026 meeting were approved as posted.

President Beard stated he would elaborate a bit on his goals and priorities for MWF as the meeting went on. He has become aware that some of his ideas are already in use. He called for committee reports.

Control: Robert Zachary reported no new complaints. President Beard asked if it would be possible to put an item in the Newsletter and also on the MWF Facebook page informing the residents about the form used to register complaints or concerns with Control. Zach said he had no problem with that. Jon will make it easy to find the form on the MWF Facebook page.

At this time Merry Lee Bain, Treasurer, phoned in from her location out of town. Jon greeted Merry Lee and we went on with the meeting.

Website: Jon said he and Karen Reade, head of the Website Committee, have been working with a neighbor, Brian Blomer, on getting the website redone. There was some discussion about Brian working as a vendor or a volunteer. He has said there will be no charge for his help. Steve Gallagher, the current Website designer is in favor of just revamping the current website and updating it. Karen made a suggestion that Brian should be named as Administrator of the MWF website.

Jon said Brian has partial access to the website now but needs to be a member in order to have full access which he needs to do the job. The current Website designer, Steve Gallagher is paid approximately \$200.00 per year and is always available to help when asked. Steve is a vendor.

Dave Mauer said the Board would have to approve any changes made to the Website. If the arrangement with an Administrator wasn't working out the Board would decide what to do next.

Karen Reade said she, Carolyn Camp and Brian Blomer had a meeting two weeks ago to try to sort out what should be done with the Website. Brian had a meeting with Steve afterward.

It was decided that Brian needs to be a member to have administrative access to the Website. Karen said we have 87 activated members on the website. Karen is looking over the list of residents to see what needs to be updated. Her plan is to go over the entire list and make whatever changes are necessary. Deborah Shahadey commented that the Website searches only by address which makes it difficult to find anyone. Merry Lee said she can give Karen the latest data base information she has.

Newsletter: Michele Shuler said there was a slight snafu this month but everything turned out fine. Michele will be out of town the last part of August so she needs all info for the Newsletter by August 18. Deborah said she will choose a food truck for the next General Association meeting. She has a list of possibilities given to her by Kim Cooper. Jon asked what the cost of the Newsletter is. Merry Lee said it's about \$.80 a copy.

Activities Committee: Deborah Shahadey said she's been having games in the park a couple of times a week. Usually 4 to 10 people participate. On August 15 she is having a big event which is free for everyone. It's a Sound Bath and very relaxing. Deborah will definitely plan for a food truck to be at each General Membership meeting and she will get the information to Michele for the Newsletter. A couple of people have emailed Deborah about events she may want to help with. An arts and crafts show may be coming up. There was discussion about a Trunk or Treat for the kids around Halloween. We talked about having a dog show; it was decided there can't be food at the dog show. Will we be having the Veterans Day dinner this year? Frenchie said she would reach out to some of her contacts about putting on the event.

Maintenance Committee: Frenchie Bisiaux hasn't been contacted by anyone for fixing anything. She has only seen occasional litter. Maybe we could have a cleanup when it gets cooler. Deborah mentioned the downed trees in the Park and wondered what gets done with them. Jon said depending on what people and equipment show up at a Park cleanup the trees might be pushed into the underbrush so they're out of sight.

Welcome Committee: Jae McAllister and Dale Kennedy are sharing Welcome right now.

Membership Committee: Vacant

Youth Committee: Jon welcomed Jae aboard.

Vice President's Report: Mark Cooper hasn't heard back from the County about trimming the brush at the sharp curves in the roads where there is overgrowth. Mark will go to the County office to see if he can get someone to come out.

Secretary's Report: Dale Kennedy said the minutes for the previous meeting have been posted.

Treasurer's Report: Merry Lee Bain rolled the money from the previous CD into a new one with a similar interest rate. There are 178 paid members to date. Jon asked about an emergency fund for tree work or other unexpected costs. Spending more than a couple of hundred dollars requires a vote at a General Association meeting. Jon asked about doing an audit. Merry Lee said there wasn't one done last year. There should be one this year.

Old Business: Gena DeCamella spoke with her attorney contact regarding getting a letter of opinion on the MRTA situation. Our membership had approved spending \$750.00 for the letter. The contact said they could do it for \$800.00 to \$1,000.00 so we need to spend up to \$250.00 more to get it done. We have a group in the community who are willing to be on a

committee based on the MRTA opinion we receive. Gena said we can't go forward on this until we have the letter of opinion. Merry Lee made a motion to release an additional \$250.00. Motion seconded. Motion passed.

The wall at the second entrance is covered by insurance but if we want the light fixed it will cost more. Mark Cooper will get quote for electrical repair.

New Business: Amazon has cellular outdoor cameras we could consider for the Park. Jon has bought one for his property. The cameras are about \$60.00. The monthly fee is \$16.00. For the Park we would only need one facing the entrance so we would be able to see who comes in and goes out. The images are still but can give a short video feed. The cameras use batteries but also have a solar panel adapter. There is a contract but you can cancel any time. A question was raised whether there is a charge based on data used. Jon will determine if there is a data use charge. Cameras tabled until next meeting.

Long-Term Planning: If anyone has anything on this, get in touch with Jon. Putting in a cell tower somewhere in our community was discussed. Also having fiber optics available in MWF.

Next Meetings:

Executive Board Meeting: Tuesday, September 8, 2026 at 7:00 p.m.

General Association Meeting: Tuesday, September 15, 2026 at 7:00 p.m.

Meeting adjourned.

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Jon Beard, President

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Dale Kennedy, Secretary