

Meadow Wood Farms Property Owners Association

Executive Board Meeting September 8, 2026

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

Also present: Seb and Coralie Mouton, Jae McAllister, Michele Shuler, Karen Reade, Michael Peniero, Gena DeCamella, Ian Reade, Carolyn Camp

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

The minutes from the August 11, 2026 meeting were approved as posted.

President Beard stated he had made an inquiry about having a cell tower in MWF. He has heard back from the company. They put together a package. Jon said everyone would benefit from a cell tower. He said he built cell towers for a while right out of high school. He is familiar with the different types. One looks like a tree and wouldn't be an eyesore at all. He wants to check out the available scenarios and find out what would best benefit us.

Jon also looked into a playground makeover. He's talked with a company which will put together grants for the project. What we have now is good but the rep pointed out there is no safety grounding in case of a fall.

This is just in the works and there is nothing tangible yet. Merry Lee asked if this company will come up with a design. Jon answered yes and also they'll work within a reasonable budget for requesting the grants.

Merry Lee said a couple of years ago we had the playground looked at because we weren't aware of what safety measures were necessary and the report came back that it was fine. Karen Reade said it was an insurance agent that came out. We could have an agent take a look again if we want to.

Jon mentioned that the Port-a-Potty had been tipped over. It has been righted. Jon would like to put up a single privacy fence section to conceal the Potty from the road. Mark Cooper said he could get one from The Home

Depot for \$129.00 and it would take two bags of cement. Jon will reach out to the Potty company to be sure the fence wouldn't interfere with cleaning the unit.

Committee Reports:

Control: Robert Zachary not present but he is working on a new complaint.

Decorations: Coralie Mouton said she had a problem with the electric for putting up lights at the second entrance. Mark Cooper said there is a brand new receptacle there now. Jon thanked Coralie for all the beautiful decorations she does.

There was some talk about getting some fall decorations. Jon suggested going through the decorations we have and making an inventory.

Website: Karen Reade said she went through the list of residents on the POA website and removed the ones that were no longer viable. Brian Blomer is ready to revamp the website as soon as he gets the go ahead. Only people who are members are in the Directory now. Michele Shuler said she doesn't remember non-members ever being taken out of the Directory before.

Merry Lee said it's a membership Directory and non-members who haven't given their permission to be listed shouldn't be included. There was discussion among the attendees about who should be in the Directory. Carolyn Camp said she worked on the former Directory and it was for members and non-members. Jon thinks of the Directory as a residents listing rather than for members only.

Suggestions were made as to ways to hear from residents regarding whether or not they want to be listed.

One suggestion was to ask every property owner to inform the Website Committee whether or not they wanted to be in the Directory. Another was to inform the Website Committee only if they didn't want to be included. A motion was made to have every property owner respond whether they did or didn't want to be included. Motion passed.

Membership: Vacant. Merry Lee said there are 184 members.

Refreshments: Holly Roberts not present.

Newsletter: Michele Shuler said the number of copies was right in August and she had very nice feedback. The Moutons didn't receive a copy of the August Newsletter. Somehow they were left off the new members-only delivery schedule even though they have paid for their memberships.

Dale mentioned that the two latest Newsletters didn't have membership forms in them. Michele said she used that space for more news. Her feeling is that the same form is on the website so people who want to join can get it from there. Jon feels it's better to include the form in the Newsletter and also put some by the library box in the Park. He'll take care of that. Michele will put the forms back in the Newsletter.

Activities: Deborah Shahadey not present.

Sunshine: Lynn McGonagill not present.

Welcome: Dale Kennedy and Jay Coyle. Jay Coyle said we have one new family. They have received an application and have joined the Association. They wanted to join the Facebook page as well but were turned down by Carolyn Camp because they are renters. A dissertation followed concerning the Facebook page and residents who are not home owners.

Carolyn Camp said her Facebook page is for property owners only. She spoke at length about her position on letting renters use her Facebook. Based on past experiences property owners have had with renters, she turns renters down whether or not they have joined the POA.

Maintenance: Frenchie Bisiaux not present.

Youth: Jay Coyle present but had no changes to report.

Vice President's Report: Mark Cooper has been to the County for help getting vegetation cut back at spots where there are sharp curves in our roads. Mark was told there are 300 work orders ahead of ours. Also the greenery has to actually touch a vehicle for it to qualify as a necessary job. Mark took pictures of each area needing trimming and Gena sent them to Daniel at the County. Mark hasn't heard from Daniel. Mark is going to the County again tomorrow.

Merry Lee Bain said another way to get the Road Department's attention is to bring the problem to our County Commissioner, Michele Stone. Mark took down her name.

Mark said we need to organize another cleanup for the Park. The mowing guy won't pick up anything. He's mowing around any branches. Mark will come up with a date for the cleanup.

Secretary's Report: Dale Kennedy said the previous meeting's minutes have been posted. As a personal comment Dale said she feels that the Board isn't very friendly. We should include the residents rather than pushing them away. Jon said he agrees.

Jon said Deborah Shahadey is doing a fantastic job organizing activities and games.

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- Old Business: Mark Cooper is working to get the damage taken care of at the second entrance.

Deed Restrictions and MRTA: Gena has signed the forms from the lawyer we're hiring so Merry Lee should be receiving

an invoice from them. Merry Lee said she has not received one so far.

Merry Lee said Control has received one complaint concerning people living in an RV.

New Business: Ian had handed out information on Deed Restrictions but he left the meeting early so we didn't discuss

it.

Next Meetings:

General Association Meeting: Tuesday, Sept. 15, 2026 at 7:00 pm.

Executive Board Meeting: Tuesday, Oct. 13, 2026 at 7:00 pm.

Adjournment

President Jon Beard Secretary

Dale Kennedy