

Meadow Wood Farms Property Owners Association
Executive Board and Deed Restrictions Revitalization Meeting

October 6, 2026

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

Also present: 51 residents of Meadow Wood Farms

President Beard called the meeting to order at 7:02 p.m. He asked for approval of the minutes from the previous Board meeting. Approved.

President Beard explained that we've had some developments concerning the Deed Restrictions. He turned the floor over to Gena DeCamella, past president, who has been working on the MRTA (Marketable Record Title Act) situation.

Gena introduced herself and gave a brief history of our trying to find an attorney who would work on this with us. We have finally received a letter from our attorney which says MRTA does apply to our subdivision. Since we have to deal with MRTA, we've come up with a plan. We have instructions from the attorney concerning the steps we have to take. First of all, we need a committee of at least 3 current property owners to work on this. Gena has a list of 4 interested residents but would like to have more. She put a sign-up sheet on the table for anyone interested in being on the committee. The first thing we need to do is compile a list of every parcel in MWF including the property legal description, and owner's name and address. We were able to get this list from the Property Appraiser's records. Every property owner has to be notified in writing about the revitalization and asked for their vote. There must be 51 per cent of the residents to make a majority vote. When a majority is reached the attorney will turn it over to the state. We are advised not to make any changes to the Deed Restrictions as they are currently written; instead make changes once they are renewed.

Gena suggested ways to physically get the mailing done and the cost. Sending one envelope to each addressee plus enclosing one stamped return envelope to each of the 500 parcels will cost approximately \$1,000. We could ask local parcel owners to come to the Park for their signing. We could go door to door for signatures.

Jon Beard said we need to get the restrictions back in place to keep our property values up.

Seb Mouton suggested grandfathering in animals, fencing or roofs that are not approved in the current Deed Restrictions.

There were questions from the audience which Gena answered but no motions were made.

Since the Board has had a previous vote on getting the Deed Restrictions revitalized, we don't need to take another vote at this time. We will move forward to get them revitalized as they stand.

President Beard thanked Gena for her presentation and thanked Deborah Shahadey for all her work as head of the Activities Committee.

Deborah announced that no one has stepped up to organize the Veterans Day event. If anyone wants to do it, please get in touch with her.

Committee Reports:

Control: Robert Zachary present. Nothing new.

Decorations: Coralie Mouton absent.

Website: Karen Reade present. Karen asked if the Board wants her to compile a list of all property owners rather than a members-only list. Should there be two lists? Jon said we will have the property owners list Gena is generating and we should bring this question up at a General Membership meeting.

Newsletter: Michele Shuler present. The October Newsletter has been distributed.

Activities: Deborah Shahadey present. If you have skills or ideas you want to share with the community please get in touch with her.

Youth: Jay Coyle present. Nothing to report.

Vice President: Mark Cooper present. Nothing new.

Secretary: Dale Kennedy present. Minutes from last meeting are on the website.

Jon: Next Board Meeting will be November 10.

Next General Membership Meeting will be November 17.

Jon Beard, President

Dale Kennedy, Secretary