Meadow Wood Farms Property Owners Association

Executive Board Meeting

November 10, 2026

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

Also present: Karen Reade, Doreen Heywood, Gena DeCamella, Jae McAllister, Ashley Coyle, Karin Shafferman, Guy Galasso and daughter Marilyn, Michele Shuler, Celeste Lovett, and Deborah Shahadey

Vice President Mark Cooper called the meeting to order at 7:00 p.m. He called on Committee heads who were present for their reports.

Youth: Jae McAllister had no report.

Newsletter: Michele Shuler said she wasn't sure the paper had been delivered on Never Bend. Merry Lee Bain said she would do Never Bend since it is her usual route. Merry Lee asked Jae how the Trick or Treat event had gone. Jae said there were about 50 kids there and it went well.

Secretary: Dale Kennedy said the minutes from the last meeting were posted.

Vice President Cooper asked for acceptance of the committee reports. Seconded and approved.

Treasurer: Merry Lee Bain reported that she would post her report on the website.

Website: Karen Reade reported there were 94 users of the site this month. Karen hasn't been in touch with the web master, Brian, lately. Merry Lee added that there are 188 members right now.

Vice President Cooper said our Membership Committee is vacant. If anyone knows of someone or has a name we would like to have that position filled. He said the Refreshments committee is also vacant.

Vice President Cooper said we had had a Park cleanup on November 8th and there was a great turnout. A number of people brought tractors and equipment. All the dead wood was cleared out, around the trees has been cleared and the Park has been mowed. It looks sharp. If anyone sees one of the volunteers who came out to help, please let them know how much they're appreciated. Dale said Karen Reade had posted a note on Facebook naming all the people who had worked on the cleanup.

Mark continued that the General Membership Meeting is on November 17. Asked that we try to get our neighbors to come out even if they just sit in. If they don't know anybody, just talk with someone.

Gena DeCamella gave a rundown of what has been done so far on the Deed Restriction revitalization. She mentioned that what we've been calling a *vote* by the property owners regarding their acceptance or rejection of the plan to renew the Deed Restrictions is actually a *consent*. Every Amendment that

has ever been added to the Deed Restrictions has to be on the consent form. We have to give a form along with a copy of the Deed Restrictions to each property owner. The attorney's office has to approve whatever we submit before it goes to the state. Gena asked them for a bottom line figure we have to pay for the work they do for us considering that we're doing all the work putting the packets together. Once we begin getting signatures the time clock starts and we are held to a time limit. Gena will repeat her findings for the General Membership meeting on Nov. 17.

Some signs and possibly banners will be made and placed around the neighborhood to remind people to sign their consent forms and return them quickly.

Gena said the insurance company involved in paying for the damage to the second entrance is not cooperating. Vice President Cooper will get involved to move this along.

Deborah Shahadey, Activities Chairperson, reminded us there will be a food truck at the Park before the General Membership meeting. There will be some musical entertainment along with Trunk sales in conjunction with the meeting. The festivities begin at 5:00.

Meeting adjourned.

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Mark Cooper, Vice President Dale Kennedy, Secretary