



**Meadowood Homeowner's Association
Board Meeting Minutes**

HOA Meeting Minutes

Date: May 7, 2025 Time: 7:01 PM – 7:30 PM

Location: Homeowners Association Park

Meeting Attendees: Anne, John Casto, Ryan, Mike Staple (7 total attendees)

Agenda

- 1. Treasurer's Report & Financials**
- 2. Landscaping Contracts & Bidding**
- 3. Community Events (Garage Sale & Ice Cream Social)**
- 4. Property Approvals & Guidelines**
- 5. Christmas Lights Competition**
- 6. Elections & Position Relief**
- 7. Dues & Fee Proportions**

Meeting Discussion & Notes

- 1. Financial Report (7:03 PM)**

- **Budget Overview:** Projected End-of-Year (EOY) balance is under \$50,000. Lawnmowing remains the highest individual expense at approximately \$16,000.
- **Dues & Collections:**
 - 15 houses are currently missing 2025 dues.
 - 3 active liens are on file, including a specific lien for Lot 143.
 - Historical context: Dues were \$30 in 1989 and have remained at \$60 for the past 15 years.
 - High revenue noted from the Route 91 expansion/individual properties (~\$30,000).
- **Deficits & Incidents:** Last year's deficit was driven by purchasing 100 yards of mulch. An additional \$2,500 was spent on storm damage.
- **Dues Proposition (7:09 PM):** Discussed increasing dues to \$75 to improve financial transparency and adequately cover ongoing mulch and landscaping costs.

2. Landscaping (7:11 PM)

- **Current Status:** 1 year remaining on the current vendor contract.
- **Future Planning:** Preparing to open up bidding for 2026, with "Ground-Up Landscaping" noted as a contender for review.

3. Garage Sale & Events (7:13 PM)

- **Garage Sale:** Scheduled for July (coordinating weekend dates with Ethan Greens, Corbetts, and Buckeye). A secondary date was noted for September.
- **Ice Cream Social:** Allocated an estimated budget of approximately \$1,000.

4. Christmas Lights Competition (7:16 PM)

- Brief discussion held regarding organizing a neighborhood Christmas lights competition.

5. Architectural & Property Approvals (7:17 PM)

- Reviewed policies regarding homeowner additions, fences, siding, and overall property investments.

6. Elections & Position Relief (7:20 PM)

- Discussed upcoming board elections, role transitions, and position relief.

Action Items

- [] Follow up on the 15 delinquent properties for 2025 dues and monitor active liens (specifically Lot 143).
- [] Draft communication regarding the proposed dues increase to \$75 for landscaping and mulch coverage.
- [] Prepare Request for Proposals (RFP) / bid packages for 2026 landscaping contracts.
- [] Confirm July garage sale dates with neighboring communities (Ethan Greens, Corbetts, Buckeye).
- [] Finalize planning and budgeting (~\$1,000) for the ice cream social.

Ajourn: 7:30pm

Scribe: Anne Naples