



Meadowbrook Hills, Woods and Forest Homeowners Association

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**Monthly HOA Meeting
August 12, 2025 @ 6:30pm
Location: Google Meet, we will have multiple sessions**

Call to Order: By: Alisia Time: 6:45pm

Roll call:

- Andrew Buck - absent
- Alisia O’Driscoll
- Becky Swain
- BethAnn McNabb - absent
- Celia Cunningham- absent
- Julia Ferry
- Mike Buzar
- Ralph Adam Rebandt - absent
- Pamm Linton -
- Natasha will be joining us to discuss the accounting process.

Approval of the agenda: The Board will either approve the agenda as presented or amend the agenda with the approval of the Board.

Motion: 2nd:
Yes: No:

Consent Items: Approval of **July 2024** Meeting minutes **TABLE, no July Meeting.**

Motion: 2nd:
Yes: No:

President’s Report:

- o Vote to raise dues 5% prior to annual meeting
- o Discuss Annual Meeting/Mailer - needs to go out in Sept., Becky will reach out to see who can help get it together
- o Management Company-scaled back version, thoughts

- o Accounting job description/plan to hire - discussing positives and negatives to hiring out portions of treasury
- o Reducing the size of the board - cutting size to assure positions filled with participating members

Treasurer's Report : will email out, need to vote to add Natasha as treasurer

- Statement of Activity 2025 January 1st thru July 31st
- General Ledger: July
- Bank Balances: \$87,827.75 in checking, \$9,515.11 in savings
- Dues status:
- Lien status:
- Liens to be filed and dismissed: count is TBD
- To avoid double-counting fees and dues: every bill should have a full list of line items. Liens from the County Clerk Register of Deeds do not contain line items. One option is to store final notices in the purple binder, and list out line items on notices.
- 2025 Budget still needs to be posted online since review last month-Did this get done?

Action Items:

Approval of **July** Financial Statements: TABLED

Motion:	2nd:
Yes:	No:

Discussion Items:

ACC Report :

- o Monthly Report
 - Tree Removal Requests -
 - Request for Sheds (2)-update, Eastfarm shed review
 - New build construction request (1)-initials plan submitted to city
 - Landscape revision request
 - Violation Letters Status - 5 blight violations sent, 1 home has not taken any action. 1 fence violation - resident lawyer working with ACC to come into compliance
 - 3 diseased pines to come down in Park, also trimming blind spot at Rhonswood and Lujon

Common Grounds/Entrances Report:

- o Quoting!!! -Contract will end for mowing this year. Getting quote from Toth's

Special Assessment Quoting-What is our available fund balance?

- Entrances-
 - Status- all entrances done except Rhonswood due to Halstead construction
- Stone Walls-cracking and mortar replacement \$1350-9000K (three quotes received) - on hold due to road construction
- Electrical upgrade

- Grading Baseball Diamond/Soccer Field (\$2,550/\$4,250)-SCHEDULED FOR FALL
- Sign at Westfarm Park Entrance-BA to paint and cricket, we will reimburse
- Sign for Tennis Court
- Swing Set Removal, grading and seed (move to next year?)-\$225 doesn't include grading and seed
- Swing Set Installation \$16,255 (move to next year?)
- Quoting to replace the swings only
- Benches at Tennis Court
- Walking track-BA looking into accessibility Grants
- Paint Bouncers
- Additional Picnic Tables-\$900/ea.
- Fence Painting-quotes – TBD
- Additional Trash Can

Maintenance Spending:

- o Entrances
 - Sprinklers in- needed repaired
- o Park
 - BA quoting rubber mulch option that does not break down-\$1,350(TABLED)
 - BA looking into Grants for park, disability accessibility (TABLED)

Action Items:

Event Planning Report:

- o Next Event
 - Movie Night In the Park-Halloween

IT-Document Storage/Website Maintenance Report:

- o Website- Current Status - need to close payment portal until bugs fixed
- o Website task list

Welcome Committee/New Neighbor Information/Directory Report:

- o Current status - up to date from July
- o Distribution of Welcome Bags total - 12 ytd
- o New resident list/process -
- o Natasha helping with Status Letters-

Other Business:

Review BOD Task List-add to google drive, best way to manage?

NEW Member Q&A

Announcements: The next regular Board of Directors meeting will be held **September 9th, 2025.**

2024/2025 Monthly Meeting Schedule:

- November 11th, 2024-First Meeting of the Fiscal Year
- December 10th, 2024
- January 14th, 2025
- February 11th, 2025
- March 11th, 2025
- April 8th, 2025
- May 13th 2025
- June 10th, 2025
- July 8th, 2025
- August 12th, 2025
- September 9th, 2025
- October 21st, 2025-Annual Meeting

Adjournment Meeting:

Time: 8:39 pm

Motion:	Alisia	2nd: Mike
Yes:	6	No: 0