

MEETING MINUTES
MEADOWBROOK PARK II
ANNUAL HOA MEETING
MARCH 4, 2026
ASHLAND PUBLIC LIBRARY

I. Roll Call for meeting attendees

All Board Members present

II. Public Comment

- A. A property on Kestrel doesn't seem to have functioning irrigation.
- B. Please clean up your pet's excrement! If a member witnesses a dog leaving excrement publicly, the CC&Rs have a fine system that we can impose for violation of the CC&Rs.

III. Recap of last year's meeting minutes

- A. The city of Ashland stopped doing the Firewise certification due to loss of funding. Sherry has a document about fire resistant plants if anyone would like to have a copy. We can put that on the website.
- B. Members are interested in a HOA directory. It may be added to the website if there is a way to lock it to members only access. We can also email it.
- C. Aphids on trees could be prevented with a product called Tanglefoot (recommended by Sherry Morgan). The board will bring this to the attention of the landscapers. We can also treat trees that are affected with spray.

IV. Board Member reports

A. President's report

- 1. Landscaping Survey of HOA members asked about four options to improve the landscaping throughout the community. Of the four options, a majority of respondents preferred "to do nothing" except to address damaged or diseased plants. A landscaping committee was formed, and they developed an extensive list of suggestions. This list will be referred to whenever upgrades are done for landscaping going forward.
- 2. Irrigation issues continue to arise. This is an aging system and we are trying to keep on top of the breaks and irrigation component replacements. If neighbors see irrigation leaks or failures, please notify a board member as soon as possible. Notifications in writing are best so we can make sure to address them.
- 3. The HOA passed an amendment to the CC&Rs exempting board members from the HOA dues. Hopefully this incentivizes members to run for the board and take part in the HOA.
- 4. We are actively soliciting board members!
- 5. CC&R compliance questions have come up. These are on the website for HOA member reference.
 - a) Screening trash receptacles or storing them in garages.

- b) Pets, such as cats and dogs who are allowed to roam, are causing problems.
- c) Yards are expected to be kept weed free and debris removed.
- 6. Please use board members' emails to bring concerns forward. Mike will also respond to texts.
- 7. The irrigation system will be turned on when necessary, depending on precipitation. They are usually set to run in the evening, around 10:30pm. Sherry suggested that this will likely be a dry year, and anticipates water restrictions, so avoid planting anything new.
- 8. Grassy islands on Kestrel will be redone this year. To reduce water usage and expense, the grass will be removed and replaced with stone or lava rock. We are open to suggestions and working with the community. We are trying to cut down on costs due to water use, and grass is quite expensive.

B. Treasurer's report

1. Budget results

- a. Last year - we budgeted for a positive balance of about 4K, and ended up with a positive excess of around 10k. First, we saved money in anticipated landscaping repair costs. We replaced a controller, treated trees for aphids, did some repairs for leaks, and we planted replacement trees for trees that had died. The only area that we can truly control expenses is in water usage, and our usage was less than what was budgeted for. As a result, we ended up with a net positive.
- b. This year's budget - when we reviewed HOA assessments for 2026, we opted for a 10% increase resulting in a deficit of 10K. The shortfall will be made up for with last year's positive cash. The other option would have been to increase dues by 20% increase, which the Board decided against. Expenses include accounting professional fees (Walsh tax services), the landscaping contract (which did not increase from last year), and increase in the landscaping budget of 19,400 for grass removal and replanting of the Kestral medians. Sherry suggested sheet mulching be used on the Kestral medians.

C. Secretary's report

- 1. Christmas party was a great success. It was well attended and enjoyed by many! More parties make for a happy community.

V. Board Member Nominations

- A. Board nominations are strongly encouraged. Nomination forms can be found on the website.**