MEADOWBROOK PARK II NORTH MOUNTAIN HOMEOWNERS ASSOCIATION (HOA) BOARD MEETING

October 14, 2026

I. WELCOME

Board Members present: David Boenitz, President, Mike Nasin, Treasurer, Susanne McGraw, Secretary

Items to discuss:

- Board member nominations
- Budget discussion and projections
- Special Projects

II. BOARD MEMBER NOMINATIONS

- The Board is meeting with two candidates interested in the Board to discuss their responsibilities and interest.
- Recruitment for new board members is crucial. Board membership participation is a shared responsibility among community members to keep costs down. Alternatively, hiring a company to manage the HOA will be costly and increase annual dues a lot.

III. REVIEW OF GRASS REPLACEMENT 2026 PROJECT

- Removing the grass on the Kestrel median cost net $1,000. ($6,000 minus $5,000 city rebate).
- Water savings due to removing grass: $2,000/year.
- Thanks to applying for the city rebate and kind neighbors donating boulders for free. We were able to keep this cost very low. Bravo!

IV. SPECIAL PROJECTS FOR 2027

- Tree Trimming - many larger trees in need of trimming throughout the neighborhood
- Aphid Treatments for Oak and Plum trees. This is in response to many neighbors' concerns. Estimate $5500 for trimming and aphid treatment.
- Mulch replacement - Estimate $6,000.
- Replacing 1/2" irrigation lines that are showing deterioration from sun exposure. estimate $5,000.
- Grass replacement in front of Carlitos. Estimate $3,000 net (10K total minus 7K city rebate)

V. 2027 HOA BUDET FORECAST

- Goal is to maintain $20-25K in reserves at the end of the fiscal year
- HOA is currently ahead from last year's projected budget by $14,000. This is in part due to reduced water usage after removing the grass on the Kestrel median and receiving a city rebate for that project. And costs of irrigation repairs being half of what was projected.

- Estimating a 2026 year end reserve fund of $40,000.

Looking ahead:

- Water budget will be reduced from $10,000 to $7,500 for 2027
- Five special projects for 2027 are awaiting accurate bids, but a conservative estimate for these projects is $37,000.
- Annual landscaping contract estimate increasing to $36,000
- Professional fees (Walsh): $3,500
- HOA Fees: The Board agreed a 15% increase is necessary to cover cost of projects, budget, and reserve goals. Effective January 1, 2027, HOA fees will increase from $204 to $235 per quarter.

VI. CONTINUED DISCUSSION

- -Draft amendment to CC&Rs to address future Board member selection.

VII. ANNUAL HOA MEETING

- Scheduled for the 1st Tuesday of February, 2027 (Feb. 2nd)