

MEADOWBROOK PARK II HOA
BOARD MEETING HIGHLIGHTS
NOVEMBER 4, 2025

Board members:

David Boenitz (President), Mike Nasin (Treasurer), Susanne McGraw (Secretary)

Meeting minutes will be posted on the HOA website:

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I. 2026 Budget

The Board established the FY2026 Budget. There will be a slight increase (10%) to next year's regular HOA assessment to **\$816/yr (\$204/qtr, \$68/mo)**.

II. HOA vote to modify Section 6.13 Compensation and Expenses

A majority vote to exempt HOA Board Members from annual "regular assessments" was approved by the membership as per the Bylaw Amendment process (Section 12). The revised section has been approved as follows (italics):

[HOA Board] Directors (i.e. President, Treasurer and Secretary) shall be exempt (at their personal discretion) from annual Regular HOA assessments for their services as Director. This exemption shall exist for as long as he/she holds a Board position.

Reimbursable expenses, if any, shall be paid upon approval of the Board of Directors.

III. Board Nominations

Nominations were solicited from October 1st through November 1st. No nominations were made so the 2026 Board will consist of David Boenitz (President), Mike Nasin (Treasurer) and Susanne McGraw (Secretary). **This is our neighborhood so please consider running for the Board next year.**

IV. 2025 Holiday Party

Susanne McGraw is making arrangements for a neighborhood holiday gathering/get together during December. If you would like to participate, please reach out to her at susannesmcgraw@gmail.com. Please watch your email for further details.

V. HOA Annual Meeting- February 3, 2026

The annual HOA Meeting will be held as per the HOA Bylaws on the first Tuesday of February at 4pm. This meeting will be done using Zoom which hopefully makes it easier for a quorum to be attained. Should a quorum of at least 30% (24 HOA members) not be attained, the meeting will be scheduled from five to 30 days afterwards.

VI. Other Items

- Kestral Parkway grass medians

The Kestral Parkway grass medians will be re-landscaped next year (2026). The grass will be removed and replaced with minimal plantings and rock. The change will reduce the HOA's irrigation water usage and the associated expense.

- Trash Receptacles

The CC&Rs state that trash receptacles "shall be screened from reasonable and ordinary view from the adjoining lots and streets." **Please take note of this restriction and comply with the requirements.**

- Kestral Park Dog Restrictions

Kestrel Park is an **ON Leash only** dog area. Ashland Dog Park (by Bear Creek greenway) is an off-leash dog park. Please observe this restriction.