

MEADOWBROOK PARK II NORTH MOUNTAIN
HOMEOWNERS ASSOCIATION (HOA) BOARD MEETING
July 23, 2025

I. WELCOME

Board Members present: David Boenitz, President, Mike Nasin, Treasurer, Susan Roudebush, past secretary, Susanne McGraw, secretary.

Welcome Susanne McGraw to the board

Agenda Items for discussion:

- Board member exemptions proposal
- FY2025 six-month budget update
- Community issues

II. Board Member Exemptions Proposal:

- Proposal to exempt the HOA Board Members from their annual HOA assessment while serving on the Board of Directors.
- Reasons for the Proposal: 1) to encourage HOA members to serve on the Board; 2) remuneration for the Board members' time commitment.
- It has been historically very difficult to recruit board members.
- No Oregon laws prohibit board members from being compensated.
- Cost would be an additional \$2.42/month if we exempt board members from annual dues as opposed to a \$25/month increase (at a minimum) for a qualified HOA property management company.
- MP II Bylaw 6.13 governs Board Member Compensation and Expenses. This clause would need revision. An Amendment to the HOA bylaw would require a majority of the membership's approval.
- Board Member comments
 - Mike Nasin: Agrees with incentivizing board member participation. Feels entire board should be subject to annual HOA fee exemption
 - David: Agrees entire board should be subject to annual HOA fees exemption
 - Susanne: Agrees with an exemption. How do we get the vote to achieve the Bylaw amendment requirement. Preempt oppositional ideas. Suggest alternatives?
 - Susan: Use an informal neighborhood gathering to get the message out. Will help go door to door.
- Motion: Should this proposition for Board member HOA assessment exemption move forward?
 - -unanimous agreement (all Board members support the motion).

III. 2025 Budget six-month budget update:

- The HOA is slightly ahead in irrigation repairs cost. There is however an anticipated increase of cost through the summer with water leaks (cost of water and repair work).
- HOA currently has \$22K in equity
- Additional bark for landscaping has not been budgeted (expected in 2026 budget)

- Cost of water is currently lower than budget.
- Seven (7) people are in arrears by one quarter- normal.
- The HOA needs to prepare and budget for sidewalk repairs.
- Upgrades have been made to landscaping; new timers and valves have been installed; repairs have been made to surface irrigation lines. Camelot got 5 new trees.
- -At the annual budget meeting we will allocate money to landscaping needs.

IV. Community Issues

- Susanne proposed once or twice-yearly community parties or garden parties to build community and neighborhood camaraderie. These can be proposed to the Board and budget money can be arranged.
- Susan Roudebush will help as a volunteer.
- Thanks to Susan for helping motivate people to clean up their yards.
- 968 Overlook - fire safety concern in back yard. July 31 work needs to be done.
- Camelot trees - hydrant for watering was installed and Camelot residents have graciously agreed to water the new trees
- Kestrel grassy area: consider pulling grass out and plant as a natural area with wood chips and rocks and occasional plants, similarly to the strip on Nevada street. This will reduce water usage and cost significantly.