

Meadowmont Property Owner's Association

Board of Directors' Meeting

MAY 12, 2026

Minutes

Call to order

The meeting was called to order at 6:00 pm at the Lake Picnic Area Blagen Rd Arnold by President Larry Sikma.

Roll Call

Larry Sikma	President	BRC / Trees	Present
Dick Brockett	Treasurer		Present
Martha Rubin	PRC 4291		Present
Bill Shepherd	New Director	Apt April 14, 2026	Present Via Phone
Director			Vacant
Director			Vacant
Director			Vacant

Roll Call: Quorum was attained with 4 Directors Present.

Others in Attendance: Don Shinn, Association Manager.

Approval of Prior Meeting Minutes Motion Martha to approve the Board Minutes of April 14, 2026 with 1 correction, second Bill, motion carried.

OPEN FORUM: MPOA vacant lot. No action taken to post No Trespassing signs.

Discussion followed and the following Policy was to be added to the website SPECIAL

NOTICE Due to conditions caused by our winter storm damages, including tree debris, fallen trees/limbs, broken trees, stumps and leaning trees, Members may now do the work needed without getting any permission from MPOA, Thank you to those of you who have cleared your property. We are advised that EPFD will begin inspecting properties on July 1. If necessary show them a copy of your service contract to prove that workers are on their way!

President's Report No report from Larry.

Treasurer's Report Dick submitted the written report noting increase in Escrow activities. Discussion followed and Dick confirmed that the Spring Newsletter with 26/27 Budget was mailed with dues to remail at \$28 per year, per property for Fiscal year 26/27. Dues billings to be sent by July 1. It also included the email consent form for members to sign/return and approve MPOA emailing of docs. All insurance billings have been paid. Picnic area is reserved for the AM and the BBQ staff is also reserved. Motion Larry to accept the report second Martha motion carried.

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Manager's Report Don reported that all is well. He gave some reports on problems and damages that happened from Members during the storm. Report was accepted.

MPOA Committee Reports.

BRC Larry reported approving a gazebo on Mewe Ct.

Trees Due to storm damages it was agreed to place a notice on the website that storm related efforts to remove debris, limbs and dead/leaning trees do not need MPOA prior approval. County property inspections scheduled to begin on July 1.

PRC 4291 Martha reported on Firewise event, good meeting in early May with good attendance. Discussion followed on purchasing and placing 4 Firewise metal signs at MPOA entries. Discussion continued on how and where to post.

Signs & Junk No problems reported.

Old Business:

A, Annual Meeting & BBQ Sat July11, 2026 @ 10:30 am at Lions Grove Picnic Area at White Pines Lake on Blagen Rd Arnold. All current Directors will be confirmed by the membership at the Annual Meeting for one year terms. Event Reservations confirmed and Guest speakers reviewed.

B. Discussion on purchasing Firewise signs earlier.

Dick confirmed he made a donation of \$250 to White Pines Park on behalf of MPOA to honor Dave Gallagher for all his efforts and purchased flowers for his funeral. Dick motioned to approve, second Bill motion carried.

Adjournement Larry adjourned the Meeting at 7:57 pm.

The next Board meeting will be on Tuesday June 9 at **7pm**, Lake Picnic Area.

Summer meetings will be held at the Lake at 7pm

Draft Minutes respectfully submitted by: Don Shinn

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