

# MEADOWS ASSOCIATION

## Annual Meeting Minutes

October 29, 2025

- I. Meeting called to order at 7:02 p.m. Mark Mynsberge welcomed all co-owners.
- II. Mark introduced current seated board members. Mark, Ruth, Richard, and Mary. John McLellan seated as Treasurer and Josh Smith from Mr. Management.  
Absent Board member Marie Wolfer
- III. Josh verified that we have a Quorum. 80 votes cast.
- IV. Approval of 2024 minutes from the annual meeting
- V. Powerpoint Presentation by Mark introducing the volunteer committees.
  - A. Welcome Committee – welcome new residents with baskets and information about our community.
  - B. Beautification Committee – Ruth gave a report on their activities beautifying the grounds at the Meadows, especially the front entrance.
  - C. Maintenance Committee – Mark gave a report on their work around the Meadows doing small maintenance jobs to save us money.
  - D. Communications Committee – Monica Tombers – Web Master used the powerpoint to demonstrate how to get onto and use the website. Along with an explanation of the kind of information that can be found there and the purpose of the website.  
  
At the end of Monica’s presentation, Ruth, Rich and Josh added ways that co-owners can find information and contact the board and/or Mr. Management.
5. Community Events - Gleaners Food Drive and annual BBQ discussed
- VI. Presidents Report
  - A. 2025 Year in Review – Mark discussed work that was completed, work to be completed, and unexpected work that arose this past year. He explained that many of these unexpected repairs are going to lead to preventative maintenance in the future. Catch basins, garage headers garage trim painting.

1. Co-owner asked about hole in garage door at 488 Hosta. Josh said he'd look into it.

B. 2026 Capital Projects

Rest of the Catch Basins, and garage door headers, begin roof inspections of oldest, second phase roofs. Starting 2027

VII. Issues facing the Meadows.

- A. The buildings are aging and will need more and more maintenance.
- B. Eastern embankment slowly eroding, need to stake it for monitoring purposes.
- C. Blue spruce trees have disease, will need to be cut down. Some replaced.
- D. Garage door headers
- E. Issues with getting contractors to show up. Very backlogged.

VIII. Five year outlook and reserve study

Mark explained how reserve studies are done and the importance of following them. There was a discussion on the decks and who is responsible for their upkeep. Josh and Mark explained that our dues are still on the low end compared to other associations

IX. Treasurers Report

John went over the 12/31/24 Balance Sheet. The Budget vs. Actual figures as of September, and how the board worked out the 2026 budget.

X. Election Results – 2 open positions. Mark and Rich both re-elected to them.

XI. Questions

- A. Co-owner asked about due increase to \$370. Mark, Josh and John re-iterated previous information on forming budget, price increases for services and reserve fund needs.
- B. Co-owner asked about paying on-line. Josh explained.
- C. Discussion on history of due increases
- D. Co-owner requested an increase in stipend for electricity used for sprinkler system

XII. Meeting ended and board offered to stay to answer further questions.