

To: All Meadowbrook Park II HOA Members
From: MPIO HOA Board
David Boenitz, President dboenitz@msn.com
Susan Roudebush, Secretary susanroudebush@mindspring.com
Mike Nasin, Treasurer mnasin@comcast.net
Re: 2025 Annual HOA Meeting Announcement
Date: January 8, 2025

Hello and happy New Year's to all Meadowbrook Park II HOA members. This notice provides important information regarding the scheduled 2025 Annual HOA meeting and the agenda. If you have any questions, please don't hesitate to contact any Board Member by email.

I. HOA By-law designated meeting and date

The 2025 Annual HOA Meeting (as per the By-laws) will be held on Feb 4, 2025 from 4-6:00 PM Pacific Time (US and Canada). The meeting will use ZOOM via your computer (or mobile device) and your attendance is greatly appreciated. This is an opportunity to meet your neighbors and better understand how your HOA is doing.

We would like to know in advance if you plan to attend the meeting. RSVP Susan Roudebush to help us determine if a quorum (30% or 24 HOA members) will be present for the meeting

The Zoom meeting URL is:

<https://us06web.zoom.us/j/87211261278?pwd=baKbzsvUA2NChOLTIY4onCFva2DRBS.1>

II. HOA Alternative meeting date

If a quorum is not present at the by-law designated meeting, an alternative date is scheduled for Tuesday, February 18, 2025. This meeting will be held at the Ashland Public Library, Gresham Room from 7-8:30pm. The library is located at 410 Siskiyou Boulevard, Ashland, OR 97520. Please remember this meeting will take place only if Feb. 4th meeting is cancelled (due to insufficient quorum).

In addition to meeting in-person, Zoom will also be available for those unable to attend:

<https://us06web.zoom.us/j/81956333886?pwd=Z1pBqwVUxyEPO5aHZES9Uj4Rtbw7Rw.1>

III. HOA Meeting Agenda

I HOA Meeting Agenda/ Order of Business

II Roll call;

III Proof of notice of meeting or waiver of notice

IV Reports of Board and Officers

IV. Election of Directors

Please use the attached Nomination Form which can either be submitted prior to or during the meeting

IV. Old or Unfinished business

IV. New Business

a) 2025 Budget and Assessments

Effective January 1, 2025 annual HOA assessments will increase from \$156 per quarter to \$186 per quarter (\$744 per year). The increase will cover the expenses associated with a deteriorating irrigation system, landscaping upkeep, increasing reserves and anticipated sidewalk repairs.

b) HOA Website

[Hoa | Meadowbrook Park li North Mountain Homeowners Association \(hoa\) | Ashland](#)

c) New Landscaping Contractor- Pacific Roots

Note from contractor regarding qualifications, experience and other clients (even if referred to as several other major clients throughout the Rogue Valley)

IV. Timely Assessment payments

IV. Resident Directory

Meadowbrook Park II HOA Board Member Nomination Form

Please consider running for a position on our homeowner's association board. Typically, it requires just four short meetings per year. It's an excellent way to be well-informed about and have some influence upon plans and decisions that affect our community. Best of all, it's a fun way to give back to your community while working with your fun neighbors! Nominate yourself or someone else below.

Board Position President Secretary Treasurer (please circle)

Nominee: _____

Address: _____

Phone: _____

Email: _____

Please submit to a current Board Member.

Thank you