

2025 HOA Annual Meeting Agenda

February 18, 2025

- I. David called the meeting to order at 7:04 and reviewed the Meeting Agenda/Order of Business. Participants attended face-to-face and via Zoom.
- II. David took Roll call; see the attached list of attendees.
- III. David reviewed the proof of notice of meeting/waiver of notice
- IV. Reports of Board and Officers
 - a) Landscape issues were significant and costly this past year. We will discuss this in more detail later in this meeting. David reminded folks to notify an HOA member if they notice a sprinkler leak. Irrigation repairs on old PVC piping are very expensive. We also have had snow removal this year performed by the city. Reminder, removing snow from sidewalks is the homeowner's responsibility and the liability is the homeowner's should someone fall on an icy sidewalk.
 - b) Susan shared that Raven Stamper wanted to attend but had a conflict, so Susan shared her info on the chat: Thrive Massage, 621 Fair Oaks Ave. 541-292-0003, \$95 for 60 min.; \$120 for 90 min.
 - c) Susan also reminded folks about the voluntary curb strip painting and invited anyone who remains interested to contact her by phone ASAP. Painting will occur as soon as the curbs dry from recent snow.
 - d) Susan also shared that the Firewise certification that she was pursuing on behalf of the HOA has been eliminated by the city due to costs. However, if you want to learn how to make your home more fire safe, call the fire station and they will send someone out to help you harden your home to fire.
 - e) Susan shared that we switched our HOA Directors and Operators insurance to State Farm Jon Snowden in Ashland as of 3/1. We also added General Liability coverage. These changes were made because our previous insurer no longer covers HOA boards, and her rate for an alternative was hundreds of dollars greater than competing bids.
- V. Election of Directors

Suzanne McGraw is interested in running for secretary. She needs to submit her nomination form, then a vote will occur.

David reported Board members want others to run for office. Current Board members have served three years, and if , we are unable to obtain other nominees, it will be necessary to hire an HOA management firm. This will raise dues considerably.

VI. Old or Unfinished business

1. Resident Directory-some folks were interested in this idea last year but concerned re: privacy and publication format—on paper versus our web page. If we do publish it this year, it will be voluntary. Susan will send an invite through Walsh for you to participate in the directory if desired. We will proceed in publishing it from there.

VII. New Business

1. 2025 Budget and Assessments: Effective January 1, 2025, annual HOA assessments increased from \$156 per quarter to \$186 per quarter (\$744 per year). The increase will cover expenses associated with a deteriorating irrigation system, landscaping upkeep, increasing reserves and anticipated sidewalk and other repairs.
2. Mike-last year we ended up with a \$7k surplus in our budget because maintenance on several items was deferred.
3. We changed landscape services to increase reliability and quality of the service. Bids from several services were secured before selecting Pacific Roots.
4. Damaged sidewalks in front of Nancy's house will be repaired this spring and selected trees will be systemically treated for aphids. We lost five trees on Plum due to aphids, and several on Stoneridge and Fair Oaks need to be sprayed for damage/infestation. Bids for replacing the elevated sidewalk ran \$1800-\$4000. The waterline breaks last year were primarily associated with Tree root damage. We have similar issues with the ½" irrigation lines. Some of them are 20 years old, brittle, and easily break when stepped upon.
5. Mike stated that if we meet our budget expectations this year, we will have just over \$2000 to add to a reserve account.
6. HOA Website: [Hoa | Meadowbrook Park II North Mountain Homeowners Association \(hoa\) | Ashland](#)
7. Mike shared information about our new Landscaping Contractor- Pacific Roots. Mike noted that they will be here for 8 hours on Monday (1 person) for landscaping and two people for 2 hours on Fridays for grass cutting.
8. Mike also noted that, generally, people are making timely payments of dues. David and Mike thanked the residents for this.
9. Landscape Ballot results:
Option 1: 10 voted for this (remove old plantings and replant like Mtn. Meadows)
Option 2: 1 voted for this (replant entire beds)
Option 3: 13 voted for this (form a landscape committee to proceed with re-design or whatever they decide)
Option 4: 8 voted for this (do nothing)

RESULT: We will form a landscape committee. The committee will be comprised of the first three people that respond to an email, which will be sent via Walsh to all HOA members.

10. Susan will send another email through Walsh asking folks if they want to participate in a residents' directory and if so to include contact information. Address, email, and phone number(s) are the options for inclusion.

VIII. Meeting adjourned at 8:16 p.m.