

MEADOWS-FERNDALE HOA 2023 ANNUAL GENERAL MEETING

DIRECTORS' REPORT

To: All Meadows-Ferndale HOA Owners and Residents
From: Board of Directors
Date: November 16, 2023
Subject: Board of Directors Year-End Report to the Homeowners' Association

The Meadows-Ferndale Homeowners' Association (MFHOA) is pleased to provide this summary of 2023 activities for the MFHOA Annual General Meeting on 19 December 2023.

1. Financial Performance (through October – the last available data)
 - a. 2023 Budget (summary of key items/issues)
 - (1) EOY deficit projected to be \$14K. More about this later in the agenda.
 - (2) Shed (~\$6K). To store HOA signs, cleanup and pet station supplies, extra mulch, fertilizer, etc.
 - (3) Legal Fees: interpreting CC&Rs, municipal codes, indemnification (school visits), delinquency notices, contracts, etc.
 - (4) Planting strips. Refurbished to save the trees and replaced 13 that couldn't be saved.
 - (5) Common Areas. Thornton frontage, Rossie east-side shoulder, Tract S, etc. As the flora matures, the cost increases.
 - b. Overcoming the deficit
 - (1) Look for efficiencies.
 - (2) Increase dues to \$85/mo. More about this later in the agenda.
2. Miscellaneous events and accomplishments (in no particular order):
 - a. Spring Clean Up. Another successful cleanup of trash from the wetlands and along the sidewalks took place last spring. The cleanup that sometimes occurs in the fall was cancelled due to lack of need.
 - b. Sandwich Board. The Board purchased and began using a sandwich board for announcements and reminders of activities such as Board/HOA meetings.
 - c. Shed. A shed was purchased to store maintenance-related items such as: the sandwich board, cleanup and pet station supplies, and extra lawn care items. Previously, such items were voluntarily stored in various residents' garages around the neighborhood.
 - d. Bullfrogs. Our wetland areas are suffering from an invasion of the invasive species American Bullfrog (ABF). Despite the "American" in the species name, they can be very harmful by eliminating other species that use the wetland as a natural habitat. Aqua-Terr Systems Inc (ATSI) came on-site and provided educational training to an audience of residents concerning how to deal with the invasion. With this training, a few have made it their goal to greatly reduce the bullfrog population in our ponds. The degree of success is unknown.
 - e. Survey. A "customer satisfaction" survey of owners was conducted early this year and a detailed report, which may be accessed [HERE](#), was provided on February 20th. The Board is using the survey results to fine-tune its activities to the best interests of owners.
 - f. Cars and RVs. There were several incidents of improperly parked or abandoned cars or RVs during the year. These were dealt with in accordance with the governing documents.
 - g. Planting strips. After extensive discussion and planning, the planting strips bordering our roadways received an overhaul that included the following:



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- (1) Placing mulch around the base of all trees.
 - (2) Aerating, overseeding and fertilizing the grass areas.
 - (3) Replacing damaged or dying trees.
 - (4) Pruning healthy trees.
 - (5) Watering. Note: upon advice of a professional arborist, the grass will not be routinely watered in the future. The trees will be watered only "as needed". The newly planted replacement trees will need watering for perhaps a few years while the mature (6 years old) trees will require little or no watering.
- h. Pests (wasps and aphids). Several incidents of pests were mitigated.
- i. Fenceline trim. Our landscaper did an extensive trim along the neighborhood fence lines to eliminate overgrowth where they were too tall or were in danger of penetrating the fence.
- j. Eagleridge School outing. Post-pandemic, the Eagleridge school resumed its use of our walking trail as an outing and learning event for its students. The event included the participation of an environmental expert from ATSI, acting as a docent.
- k. Delinquent dues. After waiting far too long, the issue of delinquent dues was addressed. Consequently, the amount of dues in arrears has decreased from approximately \$11K to \$5K (55%). The issue will continue to receive Board attention as needed.
- l. Irrigation system. The irrigation systems along Thornton Road and Rossi Lane (east side) were repaired and activated. They will be winterized each fall and activated each spring, with repairs as needed. These are the only HOA-owned irrigation systems in the neighborhood.
- m. Snow plowing. After soliciting bids from seven potential snow plowing services, the contract with Pacific Coast Landscaping (PCL) was renewed for another snow season. The other service vendors were either not responsive, not interested, or unacceptable for a variety of reasons (e.g., cost, the use of chemicals).

Submitted by:
MFHOA Board of Directors