

Meadow Hills Association Board Meeting
February 4, 2026
7:45PM

In Attendance:

Scott Hinman, Jeff Laun, Tom Michaud, Gillian Ralls, Lee Magne, Kendall Stenner

Review of Minutes:

October 2025 minutes were reviewed and approved

Treasurer's Report:

Current Balance \$6,703.35

Lee explained that our annual expenditures reach approximately 5,000

Our intake from dues is approx 6900\$, leaving 1900\$ annual surplus

The current balance is a result of the Colburn/Eilbott easement

There was a suggestion to consider obtaining a liquid CD to hold the current surplus. Lee Magna agreed to investigate this possibility.

Committee Reports:

Architectural: no recent proposals

Welcoming: Lee listed 6 new homeowners over the past year. A letter of welcoming was sent to those households with the exception of new owners on Water Lily Ln. (That household will be contacted). Those families interested in meeting with Lee and Gillian were welcomed in person.

Goose Mitigation: No updates

Beach: No updates

Old Business:

Boat Rack: Scott (who lives nearest the beach) stated that all but one boat were removed. Unfortunately the float that had been stored near the rack was brought down to the water edge and remains there currently.

Pond Water:

-We declined the 4K+ proposal from Northeast Aquatic Research for water testing

- We approved 125\$ for state evaluation for invasive plants and for 02/P04/N2 test. They should be out sometime this summer(not guaranteed if too many applicants)

-Gillian has been in touch with Devon McCormick, a homeowner of Malley pond. They have enlisted All Habitat Services LLC of Branford to eradicate waterlily plants. Gillian spoke to a project manager of All Habitat Services to explore what they offer regarding pond management, specifically about cyanobacteria treatment and ID. If we want more info she can provide a proposal.

The Board recommended obtaining a proposal for future potential support should we experience ongoing algal blooms. Gillian will follow up in obtaining a written proposal.

New Business:

ByLaw Amendment proposals:

Jeff Laun presented a proposal to change Article 8.3 of the ByLaws (Basis and Maximum of Annual Assessments) as well as Article 9.1 of the ByLaws to update communication options. The Board majority agreed to pursue these considerations. A detailed summary of proposed changes will be written up by Jeff and distributed to all MHA members and presented at the Annual meeting scheduled for March 18, 2026. Any changes would require a $\frac{2}{3}$ member majority vote.

Topics of interest to MHA members to be discussed at Annual MHA meeting:

Homeowners have reached out to the Board regarding the possibility of allowing chickens. The Board recognized this requires a change to ByLaws and Deeds and would likely require the need of attorney expenses. It will be opened for discussion at the Annual meeting.

There has been an interest in pursuing a permanent dock on the pond. This will be opened for discussion at the Annual meeting.

Preparation for Annual Meeting:

Board members will each contribute to obtaining attendance numbers /or proxies and assist meeting preparation. Lee has offered to mail meeting information including proposals for By Law changes.

Meeting adjourned 9 PM

Scott Hinman, Jeff Laun, Dan Sheldon, Gillian Ralls and KEndall Stenner are completing the first year of a two term.

Tom J and Tom M will be off the Board.

Lee has completed a 2 year term as Treasurer but is willing to continue on in the same role.