

Meadow Hills Association Board Meeting  
October 8, 2025

**In attendance:** Lee Magna, Kendall Stenner, Dan Sheldon, Scott Hinman, Jeff Laun, Tom Michaud, Gillian Ralls

**Review of Minutes:** July 2025 minutes were reviewed and approved.

**Treasurer Report:**

An updated report was presented.

Beginning balance \$4970.93/ Current \$7098.99. All dues collected

**Committee Reports:**

Architectural: No new proposals submitted.

Welcoming: Homeowners of 185 and 197 Meadow Hills Dr and 64 Ridgeview Rd were reached via mail and a visit was made to 185 Meadow Hills Drive. Attempts to visit other new families are being arranged.

Goose Mitigation: No geese currently residing at ponds. It was not necessary to involve USDA this year. Our contract with USDA runs through spring of 2027.

**Old Business:**

Beach: No current issues with fishing at beach and no reports of fishing lines or hooks left on common property

Communication: No changes. Facebook account editor is Lauren Guenther. Lee Magna maintains website

Trees: The arborist looked over common pathway areas in September and did not feel there were any hazardous trees that needed to be managed acutely. Diseased beech trees are away from the pathway and will be monitored.

**New Business:**

Pond Conditions: Board discussed the cyanobacteria bloom that we experienced in August. Three members attended a meeting with Northeast Aquatic Research who recommends serial evaluation and testing of the waters. A proposal with the cost of an evaluation is pending. Some Board members were not in favor of large expenditures for an evaluation. It was felt the lack of rain coupled with extreme heat was unusual this summer - both factors that contribute to algal blooms. Others felt an evaluation to understand the state of the waters would be useful.

One approach discussed, should a bloom be visualized, is to recommend closing the beach and follow up with cyanobacteria testing (once bloom subsides) to assure if identified that concentrations are at a safe level to reopen the water for swimming.

Once the proposal from Northeast Aquatic is reviewed the Board will readdress the issue.

Beach: Notice to remove boats by the end of this season will go out to members.

Scott Hinman volunteered to go through the storage containers at the beach and remove any broken toys/ clean up the area.

Consideration of ByLaw amendments: Members pointed out ByLaws that they felt needed updated and presented and considered at our 2026 Annual meeting. Further discussions will be held by the Board before the Annual meeting.

Meeting adjourned