

DRAFT UNTIL MEMBER APPROVAL AT 2027 MEETING

MEADOW HILLS ASSOCIATION ANNUAL MEETING MINUTES - MARCH 18, 2026

Attendance & Opening Quorum confirmed with 21 proxies and 17 households present (~39 total). Minutes from the 2025 annual meeting were approved.

Treasurer's Report

- Current balance: ~\$6,364
- Annual income: \$6,900; annual expenses: ~\$4,966
- Projected balance after all possible expenses: ~\$1,450
- **Dues remain at \$100** for the coming year
- Notable possible expenses: tree removal, beach maintenance, geese mitigation, and pond health

Pond/Water Quality Key points:

- A cyanobacteria bloom occurred in August, forcing a 2-week beach closure. The beach was retested and reopened. Two companies quoted ~\$8,000 for thorough testing. The board opted instead for the **Connecticut Agricultural Station at \$125** to assess nitrogen, phosphorus, oxygen, and invasive species. The Board will closely monitor over the summer and if blooms reoccur we will embark on options for further testing and treatment.
- Contributing factors may include aging/cracked septic systems (at least 3–4 known in the association in recent months) and lawn fertilizer runoff. Other reasons could be leaking nutrients from pond sediment.
- Residents were urged to check and pump septic systems regularly (town requires every 5 years; some do it every 2).
- More expensive treatment may be needed in the future; a special meeting would be called if so.

Old Business

- **Boat rack** was built for \$903 (under the \$1,200 estimate), with volunteer labor.

Committee Reports

- **Hospitality:** 6 new families have moved into the neighborhood in recent months. Drew Shelton, Danny and Kelly Valadez and CJ Minotti were welcomed.
- **Architectural:** A privacy/dog fence was revised from a vinyl fence to a mesh pet fence; an above garage addition (without expanding the home footprint) was approved.
- **Beach:** Nothing new beyond water quality discussion.

- **Geese mitigation:** No USDA visits were needed last year (Pete Colburn and John Cote added 2 nests on their own); they will monitor and contact USDA if needed as nesting season approaches. Our contract with USDA is through spring 2027. Pete will look into options for renewing.

New Business – Bylaw Changes Two proposed changes were discussed:

Dues assessment cap – Proposal to change how dues increases are handled. After debate, the group **voted to table this** pending more information on water quality costs, as future expenses could significantly affect dues needs.

Architectural committee communications – Proposal to allow **email (with timestamp and confirmation of receipt of email) as an alternative, in addition to certified mail** for submitting modification requests. This passed, (with 2 opposed and 1 abstention)

Topics of Interest (No Votes)

- **Chickens:** A few residents asked about allowing backyard chickens. General sense of the room was "probably not," and it would require a deed change and attorney involvement.
- **Permanent dock:** Significant interest. A used floating dock with ladder is available for ~\$1,500; DIY build estimated at \$1,400–\$1,800. Board will explore further, with safety, signage, and neighbor communication emphasized. No vote taken.

Board Membership

- Tom Janowski completed his 2-year term; at least one (ideally three) new board members are needed.
- The current president noted he needs to step down due to time constraints. The board will send an email soliciting volunteers. New residents especially encouraged to join.

Adjourn Meeting was motioned and seconded to adjourn.