

Meadow Hills Association
Annual Meeting 3/14/24
Minutes

Role Call

- 16 Household representatives present
- 23 Proxies submitted

Annual 2023 minutes presented and approved.

Treasurer's Report

- Expenses incurred and income received since April 1, 2023 were reviewed.
- All 69 households paid dues in 2023.
- 2024 dues were set at \$100.00 per household.
- HR BLOCK was retained to complete 2023 taxes for MHA, given that we had received income for the easements that were granted. Federal taxes amounted to \$209.00. There are no CT state taxes. Cost from HR BLOCK for the tax service was \$150.00.
- The question was posed, given our cash surplus, could we reduce annual dues? It was discussed that our income is close to our expected expenses and that it is good to keep a cushion in case of emergency.
- It was suggested that we add \$3,000 to our financial plan in anticipation of tree removal expenses. We currently have expenses in the plan for water testing and beach improvement that likely will not be spent and act as placeholders for tree removal expenses, should they be needed. As urgent tree removal needs are not apparent at this time, we do not need to add more expenses to the current spending plan. This will be modified in the future as needs arise.

Hospitality Report

Our new neighbors were welcomed.

Architectural Committee Report

- The AC is looking for new members if anyone would be willing.
- One request was submitted to the Architectural Committee regarding placement of a patio at the edge of the lakefront at their property. They were asked to review this with the Town Wetlands Commission.

Beach Committee Report

Tabled for New Business discussion.

Goose Mitigation

- Eggs have been added to discourage the geese staying in our ponds.
- No further action is required at this time. Nests will be monitored and eggs added in the spring as they are found.
- Our service with USDA Wildlife Services will renew and will run to the end of March '25.

Old Business

- The Beach Pathway
 - 40 Tons of stone were laid on the beach path.
 - Sloped areas were added to divert water.
- A gazebo was donated by the Ralls and installed on the beach. Its upkeep will include painting every 4 years.
- A beach clean up happened this past Fall and will need to continue annually.
- The Pond water is in good shape.
 - Fewer geese and lower fertilizer use improves the quality of our water.
 - A motion was made and carried to investigate introducing pickerel fish to our ponds to naturally deal with any algae problems.
- The Summer Picnic was very successful. Thank you to all who organized the event.

New Business

- Beach Erosion
 - Rain has left deep trenches in the sand at the beach. We expect this to be an ongoing problem and want to fix it now to avoid future issues.
 - A landscaper and Wetlands Commissioner were brought in to assess the damage and propose possible solutions.
 - The landscaper suggested that a trench be built at the top of the beach to divert water. Estimated cost is a minimum \$3,000. No official estimate has been obtained as of yet.
 - We will get estimates from landscapers and go with the best one.
 - Wetlands will have to approve the proposal and we will need a permit.
 - It was suggested that we additionally check the flow through from the ponds to make sure they are not obstructed. There is no indication that flow through from the Ponds is obstructed.
- Rental Homes
 - The board discusses whether Rental Home Standards should be written into the bylaws.
 - It was decided that because doing so would involve costly attorney hours and we haven't had many renters in the area, the board would wait and see how to proceed.
- New Board Members
 - Currently 5 out of 7 board positions are filled. We can have up to 9. We hope others will consider joining.
 - We welcome Tom Michaud and Tom Jankiewicz new board members and thank Pete Colburn for his work as Treasurer.
- Motion to Adjourn made and passed.

