



Green Meadows Estates HOA — Meeting Minutes

Date: October 27, 2025

Time: Meeting called to order at 6:30 PM

Location: Green Meadows Estates Clubhouse

Call to Order and Roll Call

President Mike Reynolds called the meeting to order at 6:30 PM. Officers present included Vice President Lou Hood and Secretary Eric Rynne; Treasurer Faye was present along with Veronica assisting with financial details. Homeowners in attendance included Donna Smith, Michael Johnson, Scott and Karen Northrop, and several others. The group confirmed a quorum and proceeded to the agenda.

Approval of Previous Minutes

Eric explained that he had not circulated the draft minutes from the prior September meeting for advance email approval but noted that the minutes had been posted on the HOA website. Members took a few minutes to review the printed copy during the meeting. Two corrections were identified: correcting the spelling of Treasurer Faye's name and clarifying that the Trunk-or-Treat event would be held in front of Eric Rynne's home at the corner of 71st Loop and 71st Street, rather than in front of Mike's home. With those edits noted, the minutes from the previous meeting were approved unanimously.

Treasurer's Report

Faye and Veronica presented an updated financial report including the 2024 year-end actuals and projections for the current dues cycle. The report showed that, at the current voluntary dues level of \$35 per year and based on historical payment levels, annual expenses will continue to exceed revenue. Insurance premiums alone now consume a large portion of

yearly income, leaving little margin for maintenance, community events, or unexpected costs. The current account balance is in the low five figures (approximately \$XX,XXX.XX), but this is a result of accumulated reserves from prior years and is being drawn down over time. As of the meeting date, dues had been received from approximately 71 homeowners, representing around 41 percent of properties in the neighborhood. This is an improvement over prior years, when only about one-third of owners typically paid. The board expressed appreciation for the significant outreach effort, including hand-delivered letters and reminders. The Treasurer also compared the costs of collecting dues through Stripe versus mailed checks. Each Stripe payment costs the HOA roughly \$1.50 in processing fees, while a mailed reminder letter with printing, envelopes, labels, and postage was estimated at around \$1.09 per household. Because card networks restrict directly passing processing fees to payers, the board discussed the need to absorb these costs in the short term while exploring long-term adjustments to the dues structure.

Old Business

HOA Dues Reminder and Participation

The board revisited the status of 2025 dues collection. Faye had completed an extensive hand-delivery campaign, leaving reminders at each home explaining the benefits of being a paying member, including voting rights on dues and bylaws changes. Eric highlighted that the community had already surpassed recent years in participation, with about 41 percent of owners paying by the deadline. Board members took a moment to acknowledge the improvement and the effort that went into communication and follow-up.

Discussion on Dues Structure and Future Budget

A substantial portion of the meeting was devoted to discussing how to address the structural deficit in the HOA budget. Using the current budget of approximately \$7,800 per year and the neighborhood's 174 homes as reference points, the board walked through several scenarios. They noted that even if every homeowner paid the current \$35, revenues would still fall short of projected needs, particularly given rising insurance costs and expected maintenance for common-area landscaping and mailbox structures. Several concepts were explored, including keeping dues voluntary but raising the amount, versus making dues mandatory at a more moderate level. Board members discussed the realities of enforcement, including the possibility of liens for nonpayment if dues became mandatory, and the desire not to place undue burden on neighbors. Ultimately, there was consensus that a clear, data-based proposal needs to be prepared for paying members. The board leaned toward presenting two options at a future member meeting: 1) make dues mandatory at a modest increase (for example, around \$45–\$50 per year), or 2) leave dues voluntary but raise the amount to a higher figure (for example, around \$99 per year) to ensure sufficient revenue from those who do participate. Any change to dues or their mandatory status would be voted on only by current paying members, in accordance with the bylaws and the October 31 dues deadline. Faye and Eric will collaborate on a draft letter and budget summary to support this future decision.

Halloween Trunk-or-Treat Event

Eric provided an update on planning for the Trunk-or-Treat event scheduled for October 30. The event will be held in front of his home at the intersection of 71st Loop and 71st Street. Participating residents are invited to park their vehicles along the curb, decorate trunks if desired, and hand out candy to children. Set-up will begin around 4:30–5:00 PM, with the event running from 5:30 to 7:30 PM. Children are encouraged to come in costume, while adults may participate dressed up or casually; the primary goal is a safe, fun community event. Several board members and neighbors volunteered their vehicles and candy, and Eric will circulate a flyer and email reminder to encourage broader participation.

Violation Review Committee Update

The Violation Review Committee (Mike, Lou, and Scott) reported on their recent walk-through and discussions. They are focusing on a “worst first” approach, prioritizing issues that present safety hazards or are significantly out of compliance. Key items included an uneven sidewalk posing a tripping hazard, the ongoing commercial towing operation and frequent tow-truck activity near the subdivision, and a residence where multiple vehicles are stored and regularly worked on in the street. Mike and Eric had already conducted a courtesy visit to one home where a vehicle was fully raised on jacks in the street, explaining that such work must not be done in the roadway due to safety concerns. The resident appeared receptive, but the behavior continued intermittently. The committee agreed that some issues, such as illegal street repairs and the towing business, may be better handled through city code enforcement and local police rather than only through HOA violation notices. They also noted two active construction projects that might lack visible building permits and will verify permit status with the city. For long-standing sidewalk problems, the committee recommended formally turning the matter over to the city as well.

Care Facilities and Zoning Clarifications

The board discussed the presence of several adult family homes and care facilities within the neighborhood and the concern from some residents about potential future rehabilitation-style facilities. Scott referenced provisions in the CC&Rs; related to nuisances and business activity, and the group reviewed how city zoning treats licensed adult family homes as permitted residential uses. The board agreed that while certain intensive uses may be regulated by licensing and health authorities, properly licensed adult family homes are generally allowed as single-family residential uses. However, should a facility be proposed that significantly alters neighborhood impact or appears out of compliance, the board may seek clarification from the city and, if appropriate, request documentation from the operator.

New Business

Christmas Light Contest

The board revisited the idea of a neighborhood Christmas light contest and decided it was important to plan early enough for residents to participate. Denise proposed a simple and festive structure with three main categories: “Home for the Holidays” for traditional displays, a “Clark Griswold Award” focused on large-scale or especially bright displays, and a “Winter Wonderland” category emphasizing whimsical or child-friendly designs. The plan is to drive

the neighborhood around December 21 to view displays and select winners. Yard signs will be provided to award-winning homes, and fun, informal recognition (such as “Best Use of Inflatables”) may be given to other participants so that many households feel included. The board also noted the need to create a small sign recognizing the Trunk-or-Treat decorating winner. The motion to adopt the three contest categories passed unanimously, and Denise agreed to draft short write-ups for use in email and on the website.

Coordination with 70th Avenue HOA

Lou shared an update on discussions with board members from the adjacent 70th Avenue community. While a full merger of HOAs is not practical at this time, particularly due to the private road within their subdivision and associated long-term maintenance costs, both boards expressed interest in cooperation. The neighboring HOA has struggled with some of the same parking and tow-truck issues. Their vice president indicated strong support for Green Meadows taking enforcement steps where appropriate, and offered to coordinate when problems involve residents of both areas. Lou also reported that the neighboring HOA is willing to allow landscaping improvements along the shared boundary near the wetlands and freeway, including replacing dead plant material and potentially installing screening vegetation.

Freeway Edge, Fencing, and Vegetation

The group briefly discussed the appearance of the freeway edge, overgrown and dead vegetation, and the existing metal fencing. Some ideas included installing privacy slats in the existing fence or exploring the cost of a new solid fence; however, members acknowledged that the length of the frontage would make a new fence expensive. It was also noted that the state controls much of the land on the freeway side and restricts the use of herbicides. Scott volunteered to contact the city or appropriate agencies to ask about removing dead brush and improving safety by reducing fire risk along the freeway corridor.

Leaf Pickup Initiative

The board discussed the heavy leaf fall in the neighborhood and the challenges it creates for gutters, sidewalks, and street sweeping, especially when cars are parked at the curb. Eric and neighbor Rich volunteered to organize a leaf pickup effort using the city’s leaf disposal coupons. An email will be sent announcing that on an upcoming Saturday between 9:00 AM and noon, volunteers will circulate with a truck and trailer to pick up leaves that residents rake to the curb. The effort may be repeated later in November depending on need. The board approved this informal neighborhood service and agreed it would be a good way to demonstrate the HOA’s value to residents.

Listing Homes for Sale on HOA Website

Eric proposed that the HOA website include a simple section listing homes currently for sale within Green Meadows Estates, with links to public real estate listings on platforms such as Zillow or Redfin. The goal is to help current residents see which homes are on the market, showcase the neighborhood to prospective buyers, and highlight that the community has an active, engaged HOA. The board agreed that this would be beneficial, provided that the links

direct to existing public listings and that the HOA does not attempt to alter or control listing content. The motion to proceed with adding a “Homes for Sale” section and linking to relevant listings passed unanimously.

Community Engagement

During open discussion, several board members emphasized the importance of clear, early communication with realtors and new buyers. Donna suggested that once a home is listed for sale, Faye or another board member contact the listing agent to confirm that the HOA is correctly disclosed and to answer any questions about dues and rules. This could help avoid incorrect information, such as outdated dues figures, appearing on listings. The group also briefly discussed a recent “ding-dong-ditch” incident caught on a neighbor’s doorbell camera and shared contact information so that video could be circulated if needed. Overall, the board reiterated that it wants Green Meadows Estates to be seen as a friendly, well-cared-for community where neighbors and the HOA work together to keep the area looking good and feeling safe.

Meeting Summary and Adjournment

In summary, the board approved the September minutes with minor corrections, reviewed the Treasurer’s report and ongoing structural budget concerns, and began shaping options for a future dues and membership vote. Updates were provided on violation enforcement, city coordination, the Halloween Trunk-or-Treat event, the upcoming Christmas light contest, cooperative efforts with the neighboring 70th Avenue HOA, and new initiatives such as leaf pickup and listing homes for sale on the HOA website. With no further business, a motion to adjourn was made and approved.

Next Meeting: November 24, 2025 at 6:30 PM

Location: Green Meadows Estates Clubhouse (Monday before Thanksgiving).