

MEADOW HILL

AGENDA for EXECUTIVE BOARD PLANNING COMMITTEE MEETING

Wednesday, September 3, 2025
10:00 am to Noon

Hybrid Meeting Zoom Info

<https://us02web.zoom.us/j/87812537576?pwd=cjZldUd0Tk9XYzBOU0xCTHQ2YU5h09>

Meeting ID 87812537576 Password 108830

Meeting is open to Meadow Hill unit owners and residents.

Background and Purpose of Planning Committee Meetings

The Executive Board Planning Meeting will provide a forum for the Board to discuss the operation and functioning of Meadow Hill. It will allow the Board to discuss topics in more detail and depth than time permits at the monthly Executive Board Meetings. ***The planning meeting is open to residents, as it is an open meeting in accordance with our bylaws. No actions will be voted on or taken at this meeting. Discussion is limited to agenda items, time permitting.***

10:00 AM Open Session

Agenda items for review and discussion:

1. Presidents welcome and roll call
2. Final review and discussion on proposed Fall Grounds Plan
3. Review and discussion of comments on proposed rule changes- under-deck panels (7.5.1) and water shut-offs during vacancy (7.10.1)
4. Review recommendation of Lighting Plan from Maintenance Committee and discuss reimbursement policy
5. Review recommendation for Pool Security lock
6. Review and discuss 2024 Audit review from Tomassetti & Kulas
7. Review and discuss Traffic Committee recommendations
8. Status and update for 2025 Smoke Detector and CO Monitor Replacement Program

11:30 Open Session – resident comments

11:45 AM Executive Session

12:15 PM Adjourn

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FUTURE AGENDA TOPICS

(Items for future or ongoing discussions with targeted dates)

- Board of Director Items
 - Hollister House Capital Gains mailing to Unit Owners (Atty Sandler at completion of HH)
 - Update the Employee Handbook, Performance Plan, assessment criteria, including Employee Review forms, approach, and compensation pay scales (October 2025).
 - Discuss a potential Meadow Hill Endowment program.
 - Define a process for Gifting/ Contributions by members
- Amenities
 - Status of research and community survey/input
 - Status of Semi-Annual Condition Survey by the Committee
 - Evaluate pool sign posting Rules
- Insurance
 - Pursue insurance proposals to provide horse coverage (September start)
- Documentation and Communication
 - Archive / Records Retention - develop a guideline
 - SharePoint guidelines for Board and Committee Chairs
 - Community Emergency Broadcasting System - Do We Need It?
- Finance Committee
- Long-Term Committee
 - Xeriscaping collaboration with Grounds Committee (10 yr plan– in process)
 - Pursuing community improvements and financial benefits
 - Explore low water fixture incentive program
- Maintenance Committee
 - Develop an approach for Water Shutoffs (September 2025))
 - Define areas for railings (October 2025)
 - Update wall survey (October 2025)
 - Develop plan for perimeter fence painting for 2026 budget
 - Pursue engineering proposals for 1) Lot K ramp system and 2) overall evaluation (Nov 2025)