



**NOTIFICATION OF SPECIAL MEETING OF THE EXECUTIVE BOARD
For
FILLING EXECUTIVE BOARD VACANT SEAT(S)
Wednesday, November 5, 2025 10:AM**

In accordance with Sections 2.7 (a) and 2.7(c) of the Meadow Hill By-laws, the Executive Board will meet to discuss the appointment to fill the vacant seat(s). The appointment(s) are until the 2026 Annual Election in June 2026.

Hybrid Meeting Zoom Info

<https://us02web.zoom.us/j/87812537576?pwd=cjZldUd0Tk9XYzBOU0xCTHQ2YU5h09>
Meeting ID 87812537576 Password 108830

**NOTIFICATION AND AGENDA
For
EXECUTIVE BOARD PLANNING COMMITTEE MEETING
Wednesday, November 5, 2025
10:15 am to Noon**

Hybrid Meeting Zoom Info

<https://us02web.zoom.us/j/87812537576?pwd=cjZldUd0Tk9XYzBOU0xCTHQ2YU5h09>
Meeting ID 87812537576 Password 108830

Both meetings are 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. 2026 Budget –
 - a. review/comment on draft budget
 - b. review and comment on draft projects
 - c. discuss Hollister House summary and allocations
 - d. review and discuss schedule for hydrant replacement
3. Review Tree Report (version 33) recommendations and action plan
4. Under-deck Panels – discuss criteria for guidelines and performance criteria for replacement and develop a draft for the Variance Process
5. Sewer clogs – discuss criteria for guidelines and protocol for unit owners to follow when experiencing sewer back-ups
6. Recruiting approach for recruiting and expanding the volunteer base.

11:30 Open Session – resident comments

12:00 PM Adjourn

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
- Insurance
 - Pursue insurance proposals to provide horse coverage (in process, due November)
- Finance Committee
 - Plan and Funding for Roofing Project (December)
- Grounds
 - Discuss focus and approach for 2026 (November)
 - Find Chairperson to fill Vcany from Mike Prouix's committee retirement
- Long-Term Committee
 - Xeriscaping collaboration with Grounds Committee (10 yr plan– in process)

MEADOW HILL

- 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)
 - Amenities
 - Status of research and community survey/input
 - Status of Semi-Annual Condition Survey by the Committee