# Meadows HOA Semi-Annual Meeting – Planned Agenda

**Meadows Neighborhood Homeowners Association, Inc.** Semi-Annual Meeting of Members

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| **Date** | November 10, 2026 |
| **Time** | 6:30 pm |
| **Location** | White Oak Pond Church auditorium |
| **Presiding** | President, Board of Directors |

## Agenda

| # | Item | Presenter | Type | Notes |
|---|---|---|---|---|
| 1 | Call to order | President | | |
| 2 | Proof of notice and quorum | Secretary | Information | Attendance and proxies recorded by lot number |
| 3 | Adoption of the agenda | President | Action | |
| 4 | Approval of minutes, prior members' meeting | Secretary | Action | |
| 5 | History of the Meadows Neighborhood HOA | President | Information | Development by The Meadows Development, Inc.; Phase One and 1998 Phase Three declarations; incorporation of the HOA; developer dissolved July 23, 2001; current board seated January 2026 |

| # | Item | Presenter | Type | Notes |
|---|---|---|---|---|
| 6 | President's report | President | Information | Board activity since January and governance work completed |
| 7 | Community improvements update | Jonathan Keller | Information | Hydrants, street signs, entrance landscaping and lighting (text below) |
| 8 | Treasurer's report | Treasurer | Information | Year-to-date income and expenses vs. budget, reserve fund, delinquencies by lot number |
| 9 | Old business: D&O insurance Considerations | President | Information | Agencies contacted, quotes received, next steps |
| 10 | New business | President | Action | Next year's budget and assessment, director elections if terms expire, other member action items |
| 11 | Lot owner open forum | Members | | 3 minutes per speaker |
| 12 | Announcements and next meeting date | President | Information | May 11, 2027 |
| 13 | Adjournment | President | Action | |

**NOTES:**