



March Events

- Belong Fill-a-Bag Sale
 - February 28th, 9am-1pm @ Meet Me in Arlington Pop-Up
- Shop my Craft Supply Stash
 - March 13th-15th, 10am-5pm @ Meet Me in Arlington Pop-Up
- St. Patrick's Day 5k/10k
 - March 14th, 10am @ Legion Memorial Park
- Spring Fling
 - March 14th, 10am-4pm @ Skagit County Fairgrounds
- St. Pawty's Day Celebration
 - March 14th, 2pm-6pm @ Farmstrong Brewing
- The Great Junk Hunt – Monroe
 - March 27th/28th, 4pm-9pm @ Evergreen Fairgrounds



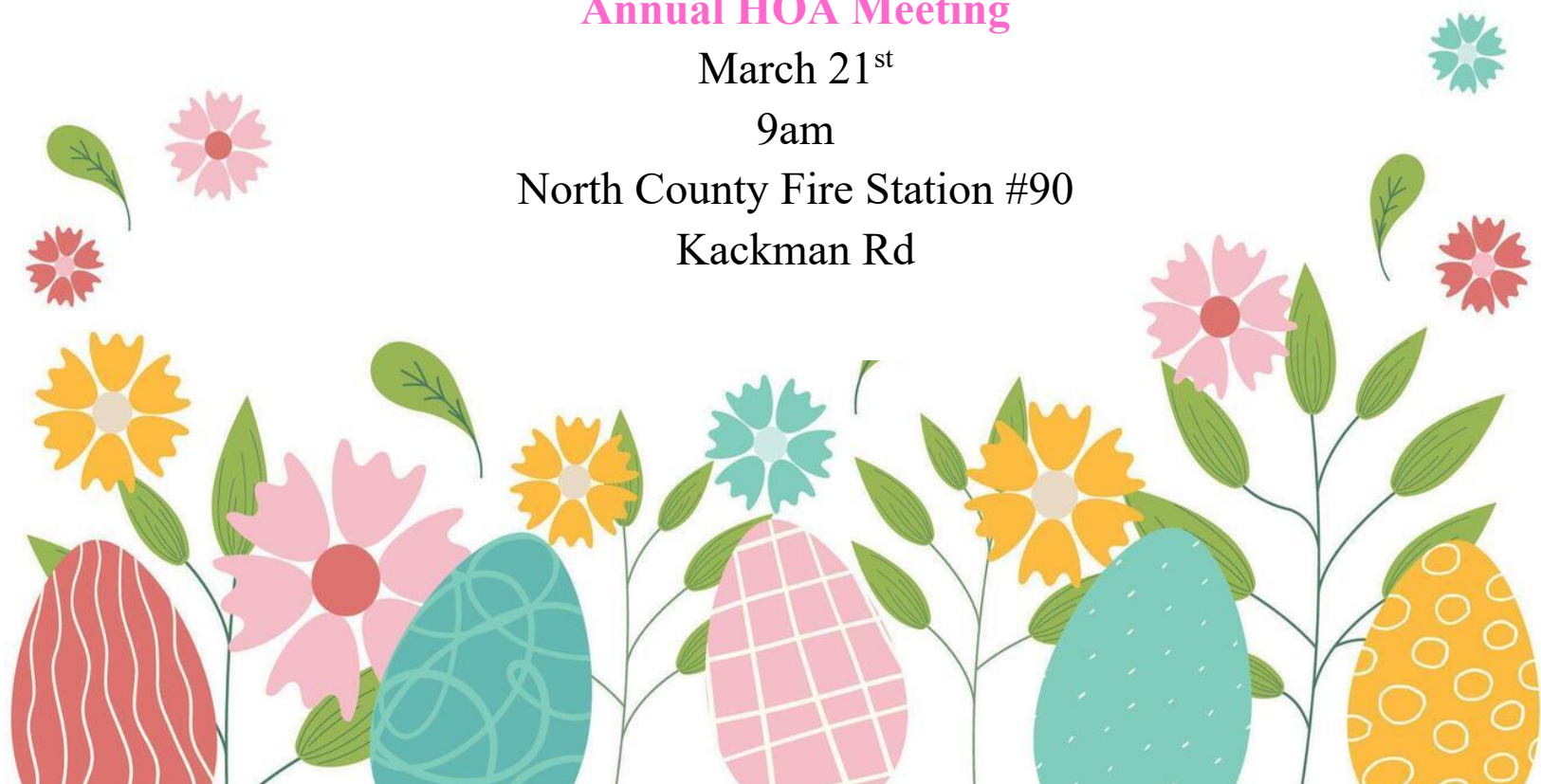
Annual HOA Meeting

March 21st

9am

North County Fire Station #90

Kackman Rd



Meadow Ridge Homeowners Association

Board Meeting Minutes for 05FEB2026

Board Members Present:

- 1: Jakob Howe (President)
- 2: Laresa Boyd (Vice-President)
- 3: Vicki Allen (Treasurer)
- 4: Eric Schoonmaker (Secretary)

5: Kim Somerville (Member-at-Large)

Community Members Present:

-None present

Call to Order 6:06pm

Review & Approve Prior Meeting Minutes:

- 01JAN2026 Board Meeting: Physically attach the minutes for January's minutes, as an addendum to in the upcoming newsletter. Vicki motions, Eric seconds, All in favor.
- 15JAN2025 Special Board Meeting Minutes approval: Laresa motions Vicki seconds, All in favor.

Review/Approval of Expenses

- Old Budget Business:
 - a. December 2025 Financials Approval Vicki reviews the financials.
 - i. Approval: Vicki motions, Eric seconds, All in favor.
- Reimbursements: None presented.

Old Business:

- *Retained items:*
 - a. *Exposed Wiring near Trailer Shed follow-up | Previously tabled to Spring.*
- Barn Maintenance (Support-post repair): Contractor quotes needed. Tabled to April
- Ziplly Fiber internet: Previously tabled to give contractor opportunity to attend a board meeting to present. Contractor has not followed up. Dismissed.
- Barn Roof Cleaning: Moss removal has cost more than initially expected. Contractor requested \$750 beyond the previously paid \$1100.
 - a. Their bid remains extremely competitive, despite the increased cost to complete.

- b. Approval of added funds not to exceed \$750 for Bergman Roofing to complete moss removal. Laresa motions, Eric seconds, All in favor.

Committees: Stable—> Odd Months

New Business

- Quickbooks Solution: The existing program we have will work as Vicki continues to research more cost effective options.
- Barn “Maintenance” needs to be defined: Expanded clarification of financial splits between barn and community funds would ensure an equitable split on:
 - a. Structural interior vs exterior, cleaning, plumbing, ground cover, etc.
 - b. Plan to cover in March board meeting.
- A homeowner asked relief from a \$20 late-fee from their water bill. As a courtesy, MRHA can forgive up to a \$20 fee once in a 12-month period per request on a case-by-case basis per MRHA rules. In this case, as the courtesy had been extended to this individual within the last 12 months, it cannot be approved.
- Annual Meeting: Schedule for 21MAR2026 at 9am. Laresa motions, Eric Seconds, All in favor.
- Approval \geq \$75 for Annual Meeting refreshments: Laresa Motions, Vicke Seconds, All in favor.
- Nominations for Board Members: Any interested eligible candidates are encouraged to email the board. Vicki and Laresa are both willing to run for another term.

Community Member Discussion

- Invitation for Community Member statements/discussion: None present

Adjournment at 7:18, Laresa Motions, Eric Seconds, All in favor.

Homeowner Beginning Cash 1/1/2026	\$41,109.51	Y-T-D
Homeowner Income		
Finance & Late Charges	\$ 129.71	\$ 129.71
Homeowner Dues	\$ 2,936.09	\$ 2,936.09
Other Misc Income	\$ 121.76	\$ 121.76
Total Homeowner Income	\$ 3,187.56	\$ 3,187.56
Homeowner Expense		
Grounds Maintenance		
General /fencing	\$ 1,147.65	\$ 1,147.65
Landscaping/Mowing/g/A	\$ 876.11	\$ 876.11
Total Grounds Maintenance	\$ 2,023.76	\$ 2,023.76
Operational		
Accounting	\$ 414.00	\$ 414.00
Bank Service Fees	\$ -	\$ -
Insurance	\$ -	\$ -
Equipment	\$ 81.89	\$ 81.89
Other Operational	\$ 23.30	\$ 23.30
Total Operational	\$ 519.19	\$ 519.19
Postage	\$ 88.67	\$ 88.67
Repair and Maintenance	\$ -	\$ -
Utilities		
Electric	\$ 55.63	\$ 55.63
Garbage	\$ -	\$ -
Water	\$ 0.73	\$ 0.73
Total Utilities	\$ 56.36	\$ 56.36
Total Homeowner Expense	\$ 2,687.98	\$ 2,687.98
Change in Prepaid A/R	\$ 1,362.74	\$ -
Homeowner Ending Cash 1/31/2026	\$ 42,971.83	
Homeowner beginning Cash 1/1/2026	\$ 18,761.71	
Homeowner Income		
Horse Boarder Stall Fees	\$ 614.75	\$ 614.75
Horse Related Fees	\$ 368.85	\$ 368.85
Outdoor Arena Reserve	\$ 38.58	\$ 38.58
Homeowner Other	\$ 0.58	\$ 0.58
Total Homeowner Income	\$ 1,022.76	\$ 1,022.76
Horse Owner Expense		
Accounting	\$ 70.00	\$ 70.00
Electric	\$ 110.25	\$ 110.25
Garbage	\$ 18.86	\$ 18.86
Water	\$ 6.61	\$ 6.61
Other-Ins,Maint,Tractor, etc...	\$ -	\$ -
Horse Exp: Vet,Wormers, Showings, etc...	\$ 100.00	\$ 100.00
Total Expenses	\$ 305.72	\$ 305.72
Adjustments to cash	\$ -	\$ -
Home Owner Ending Cash 1/31/2026	\$19,478.75	

Beginning Cash 1/1/2026	\$164,638.48	Y-T-D
Water System Income		
Water Rate	\$ 2,053.48	\$ 2,053.48
Reconnection & Other Fees	\$ -	\$ -
Savings Acct Interest	\$ 56.80	\$ 56.80
Sub Total	\$ 2,110.28	\$ 2,110.28
Water System Purchase Payments	\$ -	\$ -
Water System Purchase Credits	\$ -	\$ -
Total Water System Income	\$ 2,110.28	\$ 2,110.28
Water System Expense		
Accounting	\$ 465.00	\$ 465.00
Chemicals/Testing/Supplies/Pudl/Legal	\$ 479.25	\$ 479.25
Insurance	\$ 2,140.00	\$ 2,140.00
Repairs & Labor	\$ -	\$ -
Meter Reading	\$ 1,000.78	\$ 1,000.78
Supplies/Faxes/Stamps	\$ 111.97	\$ 111.97
System Operator	\$ 2,400.00	\$ 2,400.00
Licensing/Permits	\$ -	\$ -
Total Water System Expenses	\$6,597.00	\$6,597.00
Other adjustments to cash	\$ -	\$ -
Water System Ending Cash 1/31/2026	\$160,151.76	
Accounts receivable :		
# of Past Due Accounts	11	Pre-paid & Deposits \$ 6,115.56
Past Due A/R	\$995.19	Horse Deposits \$ 650.00
Bank Balances		
Whidbey Island Bank		
MRHA Checking	\$ 12,048.03	
Water Savings	\$ 167,240.87	
MRHO Reserve Savings	\$ 29,334.56	
Homeowner Deposits	\$ 725.42	
Arena Reserve	\$ 12,906.18	
	\$ -	
	\$ -	
Bank Balances Total	\$ 222,255.06	
Undeposited Funds	\$ 1,009.26	
Ending Bank/Cash Balance 1/31/2026	\$223,264.32	

Email for the Board of Trustees:

MRHOBoard@gmail.com

Current Board of Trustees w/Term Dates:

Jakob Howe, President (2027)

Laresa Boyd, Vice President (2026)

Vicki Allen, Treasurer (2026) 425-308-5662

Eric Schoonmaker, Secretary (2027)

Kim Somerville, Member at Large (2027)

Barn/ Pasture/ Horse questions:

meadowridgebamcrew@gmail.com

Newsletter:

mrhoanews@hotmail.com

If you would like to receive the newsletter electronically, please email the board email. Articles (one page or less, per household, PDF or Word Doc) for inclusion **should be received by the 20th of the month** for publication on or around the 25th of the month.

In an effort to maintain a neat, uniform newsletter; all submitted articles must be in Times New Roman 12 pt font, single spaced.

Meadow Ridge HOA Website:

www.MeadowRidgeHOA.net

-email the Board to receive a login link/ password

Architectural Control Committee:

Carl Baird: Carl.baird@wavecable.com

Bookkeeping (your personal account):

Danta CPA & Associates PS: 360-435-0612

-For questions other than your personal account, contact the Board email for information. This helps us to save on accounting fees.

Northwest Natural Water (emergencies)

1-888-241-2503

Meadow Ridge Information & Fees:

Meadow Ridge is a private community governed by Covenants and Bylaws. Homeowners in the development are members of the Meadow Ridge HOA and are required to pay monthly dues. The affairs of the HOA are managed by a VOLUNTEER, elected Board of Trustees.

HOA Dues: \$48/ month

Horse Fees:

Stall fee \$50

Horse expense \$30. (vet check, wormers, shavings & specific horse expenses)

Arena reserve \$20

Water: \$20 monthly base fee, plus metered use

Tractor: \$25 per meter hour for personal use** (must be trained/certified to use)

** The HOA-owned tractor/tractor equipment, or the dump trailer, may be reserved for personal use by contacting a Board member or emailing the Board email. The tractor/tractor equipment is for use within Meadow Ridge only. All equipment must be cleaned and free of debris before putting them away.

MISC:

-Homeowners requesting reimbursement for prior approved expensed must turn in receipts within 60 days of the date of the expenditure in order to receive reimbursement.

-Homeowners may put lawn clippings (only) in the manure bunkers. Please make sure they are out of reach of the horses. **Other yard waste is no longer accepted. No other foreign debris or objects allowed in the bunkers.**

-Commercial trash & yard debris pick up is on Wednesdays. Recycling is every other week.

