



## February Events

- Arlington-Stillaguamish Eagle Festival
  - Saturday, February 7<sup>th</sup> @ 10am-3pm, Downtown Arlington
- Eagle Festival Movie: Disney's The Incredible Journey
  - Saturday, February 7<sup>th</sup> @ 12pm, Olympic Theatre
- My Furry Valentine Party
  - Saturday, February 7<sup>th</sup> @ 2pm-6pm, Skookum Brewery
- Galentines Party
  - Thursday, February 12<sup>th</sup> @ 5pm, Still Water Lounge
- Foster Paw-ty
  - Saturday, February 14<sup>th</sup> @ 11am-1pm, Sam's Cat's & Dogs – Everett
- Stanwood Camano Goose & Birding Festival
  - Saturday, February 28<sup>th</sup> @ 9am-4pm,

## Meadow Ridge Homeowners Association

### Board Meeting Minutes for 01JAN 2026

#### Board Members Present:

Jakob Howe (President)

Laresa Boyd (Vice-President)

Vicki Allen (Treasurer)

Kim Somerville (Member-at-Large)

#### Call to Order 6:08 PM

- Review & Approve Prior Meeting Minutes: DEC 2025 Board Meeting as published - Laresa Motions, Vicki Seconded, All in favor.
- Review/Approval of Finances as published in Nov 2025 – Vicki Motions, Laresa seconded
  - All in Favor.
- Suzie Bauer contacted the Board and said the light switches in the barn did not need to be replaced and will not need the allocated \$60.00
- Homeowner had a significant water leak and will be charged fees at Tier 1 level based on the Water Rule

- Water System Contract is due for renewal. Two bids were discussed
  - Staying with NW Natural Water for 2026. Laresa Motions, Vicki seconded, All in favor
  - Base water rate increase will be in effect beginning of March 2026. Increased amount will be determined later this month.

Suggestions to help control the cost of the water management expenses

1. Meter read every other month, alternate month will be a base rate and then adjusted the following month. Base rate will be determined later this month
2. Volunteer to pick up parts required by NW Natural Water System
3. Negotiate the meter reader to standardize hours and non-supervisor rates for the reading.

Board members discussed cleaning the roof is maintenance of barn and therefore 100% Barn and not HOA according to the CC&R article IV section 2.

Adjournment: Jacob motions, Kim seconded. All in Favor 7:16pm

### **Meadow Ridge Special Board Meeting**

**January 15, 2026**

Board members present: Jakob Howe, Vicki Allen, Laresa Boyd

Meeting called to order at 6:05pm

Vicki presented the water system budget from 2025, showing expenses. 2026 water budget includes rate increase from water management company.

In 2025 the water system was approximately \$1000 short on base rate expenses. NW Natural Resources rates have increased approximately 100% over the last 5 years. The rate increase requires the board to raise water fees to cover new expenses as well as reestablish our yearly reserve. Board members discussed all the data that was presented and determined what would be the best increase for the water system. With an increase of \$15 per month, per household, this will allow a reserve of approximately \$6000 for 2026.

Vicki made a motion to raise the water base rate fee from \$20 to \$35 per month, per household, beginning March 1, 2026. Jakob seconded. Passed.

Adjourned 6:45pm

<b>Homeowner Beginning Cash 12/1/2025</b>	<b>\$42,136.75</b>	<b>Y-T-D</b>
<b>Homeowner Income</b>		
Finance & Late Charges	\$ 107.16	\$ 1,608.11
Homeowner Dues	\$ 2,908.85	\$ 36,338.30
Other Misc Income	\$ 128.68	\$ 2,782.68
<b>Total Homeowner Income</b>	<b>\$ 3,144.69</b>	<b>\$ 40,729.09</b>
<b>Homeowner Expense</b>		
<b>Grounds Maintenance</b>		
General/Fencing	\$ 2,347.14	\$ 3,704.10
Landscaping/Mowing/lb	\$ 876.11	\$ 10,410.24
<b>Total Grounds Maintenance</b>	<b>\$ 3,223.25</b>	<b>\$ 14,114.34</b>
<b>Operational</b>		
Accounting	\$ 200.00	\$ 3,246.80
Bank Service Fees	\$ -	\$ 10.00
Insurance	\$ -	\$ 6,118.21
Equipment	\$ -	\$ 12,513.52
Other Operational	\$ -	\$ 790.03
<b>Total Operational</b>	<b>\$ 200.00</b>	<b>\$ 22,678.56</b>
Postage	\$ 12.38	\$ 312.51
Repair and Maintenance	\$ -	\$ 10,600.32
<b>Utilities</b>		
Electric	\$ 111.23	\$ 1,149.57
Garbage	\$ 9.43	\$ 113.16
Water	\$ 0.66	\$ 16.37
<b>Total Utilities</b>	<b>\$ 121.32</b>	<b>\$ 1,279.10</b>
<b>Total Homeowner Expense</b>	<b>\$ 3,556.95</b>	<b>\$ 48,984.83</b>
Change in Prepaid A/R	\$ 241.65	\$ -
<b>Homeowner Ending Cash 12/31/2025</b>	<b>\$ 41,966.14</b>	
<b>Home owner beginning Cash 12/1/2025</b>	<b>\$ 17,951.13</b>	
<b>Homeowner Income</b>		
Horse Boarder Stall Fees	\$ 656.85	\$ 8,158.13
Horse Related Fees	\$ 364.11	\$ 4,852.88
Outdoor Arena Reserve	\$ 242.73	\$ 3,235.24
Horseowner Other	\$ 0.49	\$ 5.38
<b>Total Homeowner Income</b>	<b>\$ 1,264.18</b>	<b>\$ 16,251.63</b>
<b>Horse Owner Expense</b>		
Accounting	\$ 70.00	\$ 980.00
Electric	\$ 52.16	\$ 550.86
Garbage	\$ 9.43	\$ 113.16
Water	\$ 5.89	\$ 147.27
Other-Ins,Maint,Tractor, etc...	\$ 686.78	\$ 12,615.82
Horse Exp. (Vet,Wormers, Showings, etc.	\$ 54.48	\$ 3,556.64
<b>Total Expenses</b>	<b>\$ 878.74</b>	<b>\$ 17,963.75</b>
Adjustments to cash	\$ -	\$ -
<b>Horse Owner Ending Cash 12/31/2025</b>	<b>\$18,336.57</b>	

See Check Register on Web Site

CHINOOK/Fencing Exp	HOA	Water	Horse	Total
\$ 2,226.34			\$ 566.68	\$ 2,792.92
\$ 120.80			\$ 30.02	\$ 150.82
SCSW (Dump,Fence Debris)			\$ 666.60	\$ 2,933.74
\$ 2,347.14				

<b>Beginning Cash 12/1/2025</b>	<b>\$162,661.13</b>	<b>Y-T-D</b>	
<b>Water System Income</b>			
Water Rate	\$ 2,202.02	\$ 30,308.71	
Reconnection & Other Fees	\$ -	\$ -	
Savings Act Interest	\$ 56.78	\$ 692.92	
<b>Sub Total</b>	<b>\$ 2,258.80</b>	<b>\$ 31,001.63</b>	
Water System Purchase Payments	\$ -	\$ -	
Water System Purchase Credits	\$ -	\$ -	
<b>Total Water System Income</b>	<b>\$ 2,258.80</b>	<b>\$ 31,001.63</b>	
<b>Water System Expense</b>			
Accounting	\$ 300.00	\$ 4,735.20	
Chemicals/Testing/Supplies/Pud/Legal	\$ 284.69	\$ 6,244.08	
Insurance	\$ -	\$ 2,095.00	
Repairs & Labor	\$ -	\$ 21,727.90	
Meter Reading	\$ -	\$ 3,110.48	
Supplies/Faxes/Stamps	\$ 12.37	\$ 485.36	
System Operator	\$ -	\$ 14,300.00	
Licensing/Permits	\$ -	\$ 825.75	
<b>Total Water System Expenses</b>	<b>\$597.06</b>	<b>\$53,523.77</b>	
Other adjustments to cash	\$ -	\$ -	
<b>Water System Ending Cash 12/31/2025</b>	<b>\$164,322.87</b>		
<b>Accounts receivable :</b>		<b>Pre-paid &amp; Deposits</b>	
# of Past Due Accounts	9	Prepaid A/R	\$ 4,828.18
Past Due A/R	\$924.93	Horse Deposits	\$ 725.00

<b>Bank Balances</b>	
Whibbey Island Bank	
MRHA Checking	\$ 14,609.02
Water Savings	\$ 167,184.07
MRRHO Savings	\$ 29,326.84
Horseowner Deposits	\$ 725.39
Arena Reserve	\$ 12,905.63
	\$ -
	\$ -
<b>Bank Balances Total</b>	<b>\$224,750.95</b>
Undeposited Funds	\$ 483.75
<b>Ending Bank/Cash Balance 12/31/2025</b>	<b>\$225,234.70</b>

**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:**

meadowridgebarncrew@gmail.com

**Newsletter:**

[mrhoanews@hotmail.com](mailto: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](http://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.