



## April Events

- Community Easter Egg Hunt
  - April 4<sup>th</sup>, 1pm-3pm @ Presidents Elementary
- In the Shadow Super Saturday Event
  - April 4<sup>th</sup>, 2pm-6pm @ In the Shadow Brewing
- Wildflower Spring Fling Pop-Up Girl's Market
  - April 11<sup>th</sup>, 11am-4pm @ Pioneer Hall, Arlington
- Easter Egg Hunt for Dogs
  - April 11<sup>th</sup>, 11am-3pm @ The Dog Spot NW
- Vintage Queens Rusty and Dusty Vintage Market
  - April 18<sup>th</sup>, 9am-3pm @ Arrowhead Ranch, Camano
- Enchanted Maker's Market
  - April 18<sup>th</sup>, 11am-4pm @ Stillaguamish Valley Pioneers Museum



***Meadow Ridge Homeowners Association***

Board Meeting Minutes for 05MAR2026

**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:**

-Sherry Dahlquist

**Call to Order 6:06 pm**

**Review & Approve Prior Meeting Minutes:**

- 05FEB2026 Board Meeting Jakob Motions, Laresa Seconds, all in favor

**Review/Approval of Expenses**

- Old Budget Business:
  - a. January 2026 Financials Approval Jakob Motions, laresa Seconds, all in favor
  - b. Reimbursements: Vicki Allen \$112.12 for Batteries, Fire Starter, Stamps/Envelopes
    - i. Jakob motions, Eric Seconds, all in favor

**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
  - a. Kim asks how we could get more bids. She will post the opportunity on some Arlington area facebook groups.
- Barn Roof Cleaning: Moss removal funding increase approved. Work Status?
  - a. Work is done, but contractor has not sent a bill as yet.
- Nominations for Board Members
  - a. No further update. This is complete.
  - b. Community members may send a proxy, the A-board will mention this the week of the Annual Meeting.
  - c. Kim will make up ballots for the election.
- Barn “Maintenance” needs to be defined: Expanded clarification of financial splits between barn and community funds would ensure an equitable split on:
  - i. Structural interior vs exterior, cleaning, plumbing, ground cover, etc.
  - b. Tabled until April meeting

**Committees: Stable—> Odd Months**

- Horse Rules Signatures still needed. Board will review. Hope to be ready by next meeting.
- Sherry mentions Stable Committe work:

- Outdoor arena surface grade, compact & add new sand with a way to water, either with a water truck or stored water
  - An alternative to this is all of the above with the addition of magnesium flakes.
  - Another alternative is to save money until \$40k is in hand for a new outdoor arena.
- The spring vaccinations are on April 8th. When the vet gives the estimate for the bill, Suzie will let the board know.

### **New Business**

- Community Sign lighting request
  - a. Vicki explains that at one point there were solar-powered lights out there, which were eventually stolen.
    - i. The board suggests the interested party submit a plan with some budget details for approval at an upcoming board meeting to MRHOA email for inclusion in the agenda if interested in pursuing this.
- Online Water Payments request
  - a. There is work in progress for this. The board expects to know more once the Quickbooks alternative is in-hand. Payment options will be shared once we know more.
- Water Shutoff Fee \$100 discussion
  - a. Vicki presents the rules update which reflects the increase from \$75 to \$100 for water shutoff fees.
  - b. Laresa Motions for final acceptance of the rules as written with distribution to homeowners in the next newsletter planned. Kim seconds, all in favor.
  - c. Board members sign updated rules.
- EPA Notice of Violations SDWA LCRR Response Required
  - a. Vicki is pursuing remediation. She has not heard back from Dept of Health as yet, but she has compiled information and is ready to share as needed to comply. Despite this, the path to resolution is not entirely clear at this point.
    - i. If further involvement/help is required she will advise.

### **Community Member Discussion**

- Invitation for Community Member statements/discussion:

**Adjournment 7:06pm Jakob motions Eric seconds, all in favor.**

<b>Homeowner Beginning Cash 2/1/2026</b>	<b>\$42,754.50</b>	<b>Y-T-D</b>	
<b>Homeowner Income</b>			
Finance & Late Charges	\$ 217.71	\$ 347.42	
Homeowner Dues	\$ 3,267.16	\$ 6,203.25	
Other Misc Income	\$ 149.48	\$ 271.24	
<b>Total Homeowner Income</b>	<b>\$ 3,634.35</b>	<b>\$ 6,821.91</b>	
<b>Homeowner Expense</b>			
<b>Grounds Maintenance</b>			
General/Fencing	\$ -	\$ 1,147.65	
Landscaping/Mowing/H	\$ 876.11	\$ 1,752.22	
<b>Total Grounds Maintenance</b>	<b>\$ 876.11</b>	<b>\$ 2,899.87</b>	
<b>Operational</b>			
Accounting	\$ 224.00	\$ 638.00	
Bank Service Fees	\$ -	\$ -	
Insurance	\$ -	\$ -	
Equipment	\$ -	\$ 81.89	
Other Operational	\$ -	\$ 23.30	
<b>Total Operational</b>	<b>\$ 224.00</b>	<b>\$ 743.19</b>	
Postage	\$ 2.34	\$ 91.01	
Repair and Maintenance	\$ -	\$ -	\$ (3,178.09)
<b>Utilities</b>			
Electric	\$ 52.19	\$ 107.82	
Garbage	\$ -	\$ -	
Water	\$ 0.82	\$ 1.55	
<b>Total Utilities</b>	<b>\$ 53.01</b>	<b>\$ 109.37</b>	
<b>Total Homeowner Expense</b>	<b>\$ 1,155.46</b>	<b>\$ 3,843.44</b>	
Change in Prepaid A/R	\$ 312.52	\$ -	
<b>Homeowner Ending Cash 2/28/2026</b>	<b>\$ 45,545.91</b>	<b>\$ 49,060.68</b>	<b>\$ (3,514.77)</b>
<b>Homeowner beginning Cash 2/1/2026</b>	<b>\$ 19,478.75</b>		
<b>Homeowner Income</b>			
Horse Boarder Stall Fees	\$ 639.33	\$ 1,254.08	
Horse Related Fees	\$ 383.59	\$ 752.44	
Outdoor Arena Reserve	\$ -	\$ 38.58	
Homeowner Other	\$ 0.53	\$ 1.11	
<b>Total Homeowner Income</b>	<b>\$ 1,023.45</b>	<b>\$ 2,046.21</b>	
<b>Horse Owner Expense</b>			
Accounting	\$ 70.00	\$ 140.00	
Electric	\$ 107.06	\$ 217.31	
Garbage	\$ 18.86	\$ 37.72	
Water	\$ 7.40	\$ 14.01	
Other-Ins Maint, Tractor, etc...	\$ 100.00	\$ 100.00	
Horse Exp. (Vet,Wormers, Shearings, etc.)	\$ -	\$ 100.00	
<b>Total Expenses</b>	<b>\$ 303.32</b>	<b>\$ 609.04</b>	
Adjustments to cash	\$ -	\$ -	
<b>Home Owner Ending Cash 2/28/2026</b>	<b>\$20,195.88</b>		

See Check Register on Web Site

	<b>HOA</b>	<b>Water</b>	<b>Horse</b>	<b>Total</b>
\$	-	-	-	-
\$	-	-	-	-
\$	-	-	-	-

Notes: Did not receive invoice from NW Natural Water

<b>Beginning Cash 2/1/2026</b>	<b>\$160,181.26</b>	<b>Y-T-D</b>	
<b>Water System Income</b>			
Water Rate	\$ 2,388.08	\$ 4,471.06	
Reconnection & Other Fees	\$ -	\$ -	
Savings Acct Interest	\$ 51.32	\$ 108.12	
<b>Sub Total</b>	<b>\$ 2,439.40</b>	<b>\$ 4,579.18</b>	
Water System Purchase Payments	\$ -	\$ -	
Water System Purchase Credits	\$ -	\$ -	
<b>Total Water System Income</b>	<b>\$ 2,439.40</b>	<b>\$ 4,579.18</b>	
<b>Water System Expense</b>			
Accounting	\$ 336.00	\$ 801.00	
Chemicals/Testing/Supplies/Pud/legal	\$ 282.12	\$ 761.37	
Insurance	\$ -	\$ 2,140.00	
Repairs & Labor	\$ -	\$ -	
Meter Reading	\$ -	\$ 1,000.78	
Supplies/Faxes/Stamps	\$ 2.34	\$ 114.31	
System Operator	\$ -	\$ 2,400.00	
Licensing/Permits	\$ -	\$ -	
<b>Total Water System Expenses</b>	<b>\$620.46</b>	<b>\$7,217.46</b>	
Other adjustments to cash	\$ -	\$ -	
<b>Water System Ending Cash 2/28/2026</b>	<b>\$162,000.20</b>		
Accounts receivable :			
# of Past Due Accounts	7	Pre-paid & Deposits	6,210.75
Past Due A/R	\$518.10	Horse Deposits	\$ 650.00
<b>Bank Balances</b>			
Whidbey Island Bank			
MIRHA Checking	\$ 16,579.53		
Water Savings	\$ 167,292.19		
MRHO Savings	\$ 29,341.54		
Homeowner Deposits	\$ 650.45		
Arena Reserve	\$ 12,906.68		
	\$ -		
	\$ -		
<b>Bank Balances Total</b>	<b>\$ 1,656.87</b>		
Undeposited Funds	\$ -		
<b>Ending Bank/Cash Balance 2/28/2026</b>	<b>\$228,427.26</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.

