

**Minutes**  
**Meadowridge HOA Board Meeting**  
**April 8, 2026**

ZOOM meeting was called to order at 1:00 p.m. Bill Buckley, President; Ann Kimerling, Secretary; Jim Carter, Treasurer, and Sherrie Tate, Fleming Properties, LLC were present.

Bill Buckley moved to approve the Minutes of the Annual HOA meeting of Jan. 8, 2026. Ann Kimerling seconded the motion and it was approved unanimously.

Simple Swipe, the online dues payment app, has been purchased by another company which raised the rates significantly. The Meadowridge HOA contract was terminated and Fleming Properties is researching another online payment option. This announcement will be in the HOA May newsletter with an update from Fleming Properties.

Scott Schones, Treefix Tree Service, and Niles Brinto, Consulting Arborist, Fast Lane Forestry & Arbor Works LLC, accompanied Bill Buckley on an assessment of potential tree hazards in the HOA common areas. Specifically, the trees were ones that could pose a hazard to homes on private property. The report categorized potential hazards as: Minor, Moderate, Major, and Extreme. Since the trees noted in the report were either minor or moderate risk and none in the major or extreme risk, the board decided to postpone further discussion until the next board meeting.

David Lerman, wildfire mitigation committee, arranged a committee meeting for April 19<sup>th</sup> to discuss funding of reduction of ladder fuels and noxious vegetation in the Meadowridge common areas. CSC support and scope of work to be discussed then. Update at the next board meeting.

Accessory Dwelling Units (ADUs) are allowed under the City of Corvallis Land Development Code (Chapter 4.9.40) and Oregon regulations (ORS 215.495). A Meadowridge owner is planning to construct an ADU on his lot and has approached the Board for permission and guidance. The Board will propose a Resolution to address the procedure for beginning construction. This procedure will include: 1) ADU must comply with City of Corvallis Building Codes; 2) Approval of ADU design by City of Corvallis before submission to the HOA ARC; 3) If the ADU is rented, a lease agreement must be supplied to the ARC; 4) Leases are encouraged to be no less than 30 days.

A portable basketball hoop was apparently abandoned in the street on Goldfinch Place. This long-term nuisance was obstructing street parking and stormwater drainage. The owner is disposing of the basketball hoop soon.