

**Minutes**  
**Meadowridge HOA Board Meeting**  
**May 27, 2026**

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

Bill Buckley moved to approve the Minutes of the April 8, 2026 HOA Board Meeting. Ann Kimerling seconded the motion and it was approved unanimously.

Fleming Properties is replacing Simple Swipe with PAYHOA, a platform which can accept dues payment by check or debit card, ACH (all free) or credit card (3.5% fee). Fleming Properties is discontinuing QuickBooks due to increasing costs due to their subscription requirement. PAYHOA has the Meadowridge financial records and Sherrie is completing training prior to the July 1<sup>st</sup> dues invoices. A separate email to all Meadowridge owners will be sent in mid-June explaining the PAYHOA payment procedure.

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 monitor trees near lots that are at moderate risk for the next year.

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 is starting ladder fuel reduction in June.

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. 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 restricted to 30 days or longer. Bill Buckley moved to adopt the Resolution; Jim Carter seconded the motion and it passed unanimously.