

Lakeside at Medford HOA Board Meeting Minutes

Date: November 11, 2025

Time: Opened at 7:00 PM

Recorded by: Abby Stockwell

Attendees: Abby, Matt, Brian, Tom, Natalie

Agenda Topics

1. Reserve Study – Follow-Up and Clarification
 2. 2026 HOA Dues
 3. Playground Adjustments
 4. Lake Lowering Permit
 5. Structure on Common Ground
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Meeting Notes

Reserve Study

- The Board determined that HOA dues will be increased.
- The increase will be announced at the Reserve Study neighborhood meeting scheduled for **November 19, 2025**, followed by an email to residents.
- Presentation prepared for the Reserve Study meeting; the Board agreed it was well prepared.
- Suggested updates to the presentation included:
 - Adding introductions for Board members and the Reserve Advisors representative
 - Updating the pie chart to better clarify the 34% categorized as “other items”
 - Providing background on why the Reserve Study was required (state mandate)

- Explaining how resident feedback will be collected after the meeting

2026 HOA Dues

- Final dues determination will follow the November 19, 2025 neighborhood meeting.

Playground Adjustments

- Playground adjustment items were discussed and remain outstanding.

Lake Lowering

- Permit issued to lower the lake by **November 15, 2025**.

Common Ground Concern

- A structure located on common ground was discussed.
 - The matter will be referred to local authorities for review.
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Action Items / To Dos

- Contact contractor regarding playground adjustments.
- Inspect lake conditions following lowering and report back to the Board.
- Contact local police regarding the structure on common ground.
- Send an email to residents in late November or early December announcing the HOA dues increase.