

Meadow Creek II HOA Board Meeting Minutes

Date: Tuesday June 16, 2026

Time: 6:01 p.m.

Location: Pizza Factory

Association: Meadow Creek II Homeowners Association

1. Call to Order

The Meadow Creek II HOA Board meeting was called to order at 6:01 p.m. on June 16, 2026.

2. Attendance

Residents and individuals were identified during roll call and public comment:

3. Approval of Agenda and Open Forum

The Board moved into open forum following roll call and agenda approval. Residents raised questions and comments regarding CC&R updates, backyard chickens, vacant lot maintenance, fencing materials, sidewalks, community events, sheds, and accessory dwelling units.

4. CC&R Updates

A resident asked whether progress had been made on amending or rewriting the CC&Rs. The Board noted that the CC&Rs were updated in 2018 but that additional updates may be needed due to changes in law and evolving community issues, including solar installations, drought-tolerant landscaping, and backyard chickens.

The Board discussed that some restrictions may need to be reviewed in light of California law, including legal protections for solar and drought-conscious landscaping. The Board stated that architectural review forms would still be required and that landscaping proposals would be reviewed for neighborhood consistency.

5. Backyard Chickens

The Board continued discussion from a prior meeting regarding whether backyard chickens should be allowed in the community. The Board stated that residents seeking a formal vote should first provide evidence of community interest by obtaining 106 homeowner signatures, representing a majority of the 210 lots.

The Board discussed the possibility of combining any CC&R amendment vote with the September election mailing to reduce costs.

Residents discussed informal polling and outreach efforts. One resident reported gathering approximately 86 supportive responses, while the website poll showed 81 total responses, with 30 in favor and 51 opposed. The Board emphasized that the website poll was informational only.

The Board clarified that verified homeowner names and addresses would be needed before placing the issue on a ballot. The Board also discussed voting requirements, including the need for a quorum to open ballots and the likelihood that 106 affirmative votes would be required for passage.

The Board discussed whether chickens could be considered domesticated animals under the CC&Rs. Some residents argued that chickens may fall within the Board's discretion as domesticated animals, while the Board noted that prior attorney input characterized chickens as poultry. The Board expressed concern about nuisance issues, including noise, odor, maintenance, and neighbor enjoyment of property.

A resident offered to help draft potential backyard chicken regulations if the matter proceeds to a vote. Suggested conditions included limiting the number of hens, prohibiting roosters, requiring a management plan, and maintaining cleanliness. No decision was made to allow chickens at this meeting.

6. Short-Term Rentals

The Board briefly discussed short-term rentals. It was noted that this issue is governed by county rules, including requirements related to hosted rentals and owner occupancy.

7. Vacant Lot Maintenance and Wasps

A resident reported wasps nesting near a vacant lot adjacent to their property and asked how to contact the owner. The Board suggested working with the property manager or office contact to notify the vacant lot owner. The Board noted that owners are also contacted when weeds or other maintenance issues arise on vacant lots.

8. Fencing and Fire Mitigation

A resident asked about alternatives to wood fencing as a wildfire mitigation measure. The Board referenced CC&R language allowing wood or masonry construction and indicated that composite or vinyl fencing could be proposed through the Architectural Control Committee for review.

9. Sidewalks

The Board reviewed sidewalk repairs. Several sidewalks had been fixed, but remaining concerns were discussed, including areas affected by Frontier fiber-optic work and third-party contractors. The Board discussed county involvement and resident frustration with responsibility for sidewalk repairs.

10. Elections and Board Seats

The Board discussed the upcoming September election. The Board noted the need to arrange for an election company and discussed open Board positions.

11. Community Events

The Board discussed continuing community events such as music in the park and movie night in the park. Attendees expressed support for these events as a way to bring neighbors together.

The Board also discussed the community yard sale. Participation was limited during the most recent attempt, and attendees discussed improving future advertising through mailers, signs, a banner, and a defined time window such as 8:00 a.m. to noon.

12. Sheds and Accessory Dwelling Units

The Board discussed recent resident questions about sheds. The Board stated that it had not found a specific prohibition against sheds in the CC&Rs but emphasized that residents should submit an Architectural Control Committee form so the Board can review appearance and ensure structures are not unsightly.

The Board noted that setback requirements and permitting are county matters. Accessory dwelling units were also discussed, with the Board noting that California law limits the HOA's ability to prohibit ADUs, though residents may

still need to submit required forms and comply with county permitting requirements.

13. Decisions and Direction

- No decision was made to allow backyard chickens.
- The Board indicated that 106 verified homeowner signatures are needed before placing a chicken-related CC&R amendment on the ballot.
- The Board supported continuing community events such as music in the park and movie night.
- The Board supported improving promotion of a future community yard sale.
- Residents were reminded to use the Architectural Control Committee process for sheds, fencing alternatives, and similar improvements.

14. Action Items

- **Residents supporting backyard chickens:** Continue collecting verified homeowner signatures with names and addresses.
- **Board/Property Manager:** Review website poll results and continue evaluating whether any CC&R amendment should be combined with the September election mailing.
- **Property Manager/Office Contact:** Assist with contacting the vacant lot owner regarding wasps and maintenance concerns.
- **Residents:** Submit Architectural Control Committee forms for proposed fencing alternatives, sheds, or other exterior improvements.
- **Board:** Coordinate September election logistics, including election company arrangements and Board seat openings.
- **Board/Community Volunteers:** Plan future community events and improve advertising for the next community yard sale.

15. Next Meeting

The next meeting was scheduled for September 15, 2026, at 6:00 p.m. at Pizza Factory.

16. Adjournment

The meeting was adjourned at approximately 6:50 p.m.