

# Meadowood Neighborhood Association, Inc. Board Meeting

## Minutes

April 1st, 2026, 6:30 p.m.

Community Room A, Meadowridge Library

### Attendees Expected:

|                           |   |                               |   |   |   |
|---------------------------|---|-------------------------------|---|---|---|
| Julie & Dennis Ahnen - 1  | X | Terry Evanson - 9             | X | <b>Guests:</b>                              |   |
| Miguel & Sammy Benson - 2 | A | Kara Pezzi- 10                | A | Alyssa Souza – Neighborhood Liaison Officer | X |
| Mike Edmonds - 3          | X | Jack Nee -Vice President - 11 | X | Yannette Figueroa Cole - Alder              | X |
| Tony Smick - 4            | X | Jay Close -President - 12     | X | Matt Veldran – County Board                 | A |
| Lisa Kass - 5             | X | Sheray Wallace – 13           | X | <b>Guests:</b> Tom Eggert, Mike Skaer,      | X |
| Lisa Veldran - 6          | X | Lisa Schulz – At Large        | A | Matt Tucker, Mike Huevelman,                | X |
| Ruth Kleban - 7           | X | Mary Lee Gleason – At Large   | A | Kate Remondini, Jan Theobold,               | X |
| Janice & Mark Bauman - 8  | X | Ron Monson-Treasurer          | A | Dan Theobold, Maria (ORD), Rachel           | X |
|                           |   |                               |   | Reis  | X |

| Time | Who                 | Topic  |
|------|---------------------|--|
| 6:30 | Jay                 | Call to Order. Welcome officers and board members elected. Welcome Guests. All participants introduced themselves.   |
| 6:30 | Officer Souza       | Meadowood Neighborhood safety issues – Calls for service down; resources in WPD being directed to other high demand areas; Upcoming MPD presentations at Meadowridge Library:<br><ul style="list-style-type: none"> <li>- Know Your Rights (First Amendment), Apr. 29, 12:30 – 2:30 p.m.</li> <li>- Town Hall by MPD Police Chief, May 18, 6:30 – 8 p.m.</li> </ul>  |
|      | Matt Veldran        | County Board Report – not present; Article in the April Meadowood Newsletter   |
| 6:35 | Alder Figueroa-Cole | City Council Report - Joined the discussion of group homes in Meadowood. Has been in direct contact with Saab Home Care, LLC, DHS, Dane Co, Journey Mental Health, MPD, CARES Team regarding group homes and is meeting twice/mo with the State/County/Journey Mental Health to discuss challenges. Yannette has developed a spreadsheet with contacts for the group homes in District 10.   |
| 6:40 | Jay                 | <p>Group Home Discussion. The discussion reviewed how group homes are regulated and managed in Madison. There are both licensed and unlicensed group homes. City ordinances allow up to five unrelated adults per residence. Some homes, such as sober living houses, do not require licenses simply allowing residents support each other. Licensed facilities include Community Based Residential Facilities (CBRFs) and Adult Family Group Homes (AFGHs), regulated by the state or county depending on size.</p> <p>A key concern is the interaction between group homes and Accessory Dwelling Units (ADUs). While ADUs were intended to increase general housing density and affordability, they are now being used to expand group home capacity. One Meadowood property, for example, is being developed to host three licensed facilities serving seven adults.</p> <p>Neighbors have raised concerns about safety and quality of life, citing frequent police/CARES calls at one address, largely linked to a single resident. Communication gaps are a major issue: the city and neighborhoods are not routinely informed about group home locations or ADU developments, leaving residents unaware until problems arise.</p> |

|                                     |                 |  |
|-------------------------------------|-----------------|--|
|                                     |                 | Fair housing laws prevent neighbors from blocking group homes. Participants suggested improving communication by inviting group home owners and managers to neighborhood meetings to collaboratively address concerns.   |
| <b>STANDING BUSINESS</b>            |                 |  |
| 7:40                                | Jay             | Committee creation proposals. No action taken on Bylaw review; Audit committee will form after 2025 taxes are complete;<br>- <b>Website committee:</b> Mike Huevelman; Rachel Ries, Terry Evanson.<br>- <b>Adult Group Home Committee:</b> Jay Close, Tom Eggert, Mike Skaer, Lisa Kass, Sheray Wallace.   |
| 7:40                                | Mike and Tony   | Know your Rights Committee progress – <b>Interfaith Peace Working Group sponsoring a Know Your Rights training, Apr. 23, 8 am – 3 pm, Bethel Lutheran Church (Wisconsin Ave). Please share this on FB.</b>   |
| 7:40                                | Sheray          | Received license for Adult Respite Care. Her “Tranquility Room” will provide care for older adults. Has CNA and RN to help.<br>Next Community Supper: April 15, 5 – 7 pm, GSLC, Peterson Hall  |
| 7:45                                | Maria (ORE PTO) | <b>Spring Fling fund raiser at ORE, May 30, 11 am – 2 pm.</b> MNA and MHP invited to host tables. Also invited to host games for children. PTO has small prizes available. <b>MNA &amp; MHP committed to a table. Kara Pezzi will follow-up at 4/14 Membership Committee meeting.</b>  |
| 7:50                                | Jay             | March 2026 Minutes - approved  |
| 7:50                                | Ron             | Treasurer’s Report and Tax Filing update – all documents into tax preparer.  |
| <b>Old Business</b>                 |                 |  |
| 7:50                                | Jay             | 2026 Events and committees<br><b>Earth Day Celebration - April 25th start at 9:30 a.m.</b> at Meadowridge -<br>Membership Committee<br>Garage Sale – May 8 & 9. Lead Board member – Janice<br>MMM, Sunday, June 21. Lead Board members – Lisa V and Terry<br>Picnic and Annual Meeting, August 15. Lead Board member – Lisa K<br>Community Supper schedule is posted |
| <b>Future Business and Reminder</b> |                 |  |
|                                     | Kara            | Committee on Membership to meet @ 6:30 4/14/26   |
| 7:55                                | Mark            | Meadoword April 2026 Delivery  |
|                                     | Board           | Reminder: consider organizing coffee/donuts for your block. MNA budget will reimburse costs.   |
| 7:55                                |                 | Adjourn  |

Attachments: [https://drive.google.com/drive/u/1/folders/1VMbPoYNE\\_NXW80dqpwP8w03bmbTk4RLH](https://drive.google.com/drive/u/1/folders/1VMbPoYNE_NXW80dqpwP8w03bmbTk4RLH)

**Yellow:** Assignments

**Green:** Upcoming programs/activities (not including routine MNA yearly activities)