



Executive Summary

City Council Workshop

AGENDA ITEM: Meadows HOA
PREPARED BY: Jacob Kolander, City Administrator
RECOMMENDED ACTION: Discussion

Meadows HOA Request for City Assumption of Streets, Utilities, and Outlot B

The Meadows Homeowners Association (HOA) Board has approached the City with a request to consider assuming ownership and maintenance responsibilities for the private streets, utilities, and Outlot B within their subdivision.

In preliminary discussions, I advised the HOA that the City has historically not taken on such responsibilities in similar developments. However, should the City Council wish to explore this request further, several key considerations would need to be addressed:

- **Right-of-Way (ROW) Requirements:** The City would likely require a 60-foot ROW, which would extend to or near the front entrances of existing homes, potentially impacting property layouts and landscaping.
- **Entrance Island Removal:** The landscaped islands located at the entrances on Oak Street would need to be removed to meet City standards for street design and maintenance.
- **Transfer of Reserve Funds:** The HOA's existing reserve funds for infrastructure maintenance would need to be transferred to the City to help offset future maintenance obligations.

- **Future Reconstruction Costs:** The first full reconstruction of the streets would be assessed 100% to the benefiting properties. Any subsequent reconstructions would follow the City's Special Assessment Policy in place at that time.

The HOA Board is seeking to understand whether the City Council would be open to further discussion on this matter. If there is interest, staff recommends inviting the HOA to formally present their request, followed by a comprehensive review by City staff and legal counsel.