

February 19, 2026 Annual Meeting meeting Minutes

Quorum achieved at 6:48, meeting begins

Introduction of current board. 5 members, 4 open seats:

Review current term and additional open positions, request for volunteers

Vote on position 4: Lonnie Henry incumbent .Lonnie nominated. No other nominations. 16 votes in favor. 3 year term confirmed

Vote on position 5: Open: No nominations: remains open

Vote on position 6: Robert megill Incumbent. Robert nominated. No other nominations. 18 votes in favor. 3 year term confirmed

Vote on position 2: Open. No nominations. Remains open

Vote on position 8: Open. Elizabeth cole nominated. No other nominations. 16 votes in favor. 1 year term confirmed

Vote on position 9: Open. No nominations. Remains open

Open to floor for homeowner statements and discussion

- Notation that homeowners with concerns about neighborhood activity can report problems to city code enforcement for more rapid results than the HOA can achieve.
- Notation that it would be good for homeowners to be aware that Waste Management will replace their refuse bins at no cost if they have damage or missing straps, to prevent wind from spreading trash.
- Discussion of restarting a practice of neighborhood walk parties
- Discussion of need to review work completed before paying vendors
- Request for easier access to HOA contact information on public website. President commits to putting contact information there
- Request for community updates on Violations issues and percentage dues paid
- Discussion of paths with damage/flooding, Primarily F but also C. President commits to walking tract F with homeowners and reviewing the current issues.
- Discussion of the challenges of HOA collections and rule enforcement tools.

Move to end meeting at 7:51. Voice vote, all in favor, 0 nay

## Feb 2026 HOA Board meeting Minutes

Board Quorum reached at 7:51. Joshua, Trevor, Robert and Elizabeth in person, Lonnie and Kathy on Zoom

1. Elect officers
  1. President- Trevor nominates Josh. No other nominations. 5 in favor, 1 abstention
  2. VP- Josh Nominates Lonnie. No other nominations. 6 in favor
  3. Treasurer- Josh Nominates Trevor. No other nominations. 6 in favor
  4. Secretary- No volunteers. Discussion suspended for other business
2. Treasurers report- Current account balances presented, along with current dues paid (62% for current year so far, not due till end of month.
3. Proposed budget presented. Tabled for consideration later in meeting
4. Secretary: Discussion of management services available. Previous bids have been priced from a minimum of \$1900 per month up to 10,000 per month. Current budget allows us to put up to \$30,000 into reserves per year if tree costs are reasonable and all owners pay dues. Traditional management would wipe out our ability to increase reserves. A new management company has proposed a management lite version where they would handle most of the duties of a secretary, with a cost under \$1000 per month
5. ARC- Trevor motions 3640 36<sup>th</sup> ARC be approved. 6 in favor, no nay
6. Request for HOA dues relief- Note that board members were uncomfortable with reducing dues, but were willing to accomidate payment plans and fine relief.
7. Landscapers price increase. Landscapers notified of \$100/month price increase. Robert motions to accept increase, with proviso that we have a written contract in place within three months. 6 in favor, 0 nay.
8. Discussion of Tract f Flooding and other paths in relatively poor repair. Discussion of informal reccomendations after inspection by a civil engineer. Cost of a dry well is significant. Need to get prices for a built up path with drainage underneath. Trevor will talk to someone and attempt to have price ideas for next meeting. Josh will contact landscapers to get bid for adding water absorbing plantlife to meadow to reduce flooding. Robert suggests we could plant plants ourselves. Lonnie notes that at least one neighbor works at a plant nursery and might be able to get us a discount.
9. One owner would like to accomplish CCR change for chicken ownership. Discussion of how to proceed. Conclusion: request that owner provide written verbage for the exact change they want to the CCRS. IF they can get a petition signed by 40% of members may 1<sup>st</sup>, board would determine that enough owners have interest to call a vote among all owners to attempt the 70% required to make this change.
10. Secretary: Discussion of management. Board is interested, but needs a specific contract on the table before finalizing. Robert requests a price guarantee to ensure that we do not have a large price hike in the first few years of using this service. With that proviso, robert motions to request negotiation of a contract to be approved at the next board meeting. % in favor, Trevor abstains.
11. Proposed budget reviewed in detail. Josh moves to accept, with the addition of a \$1000 allotment for community activities including a summer picnic and coordiation of a neighborhood yard sale. 6 in favor, 0 nay
12. No unplanned new business presented

13. Opened floor to owner questions. Questions about tract F/drywell costs and planning. Concerns about traffic if a neighborhood yard sale happens. Concerns about chickens leading to Rat issues. Suggestions of plants for water retention: Day Lillies, Cala Lillies, bee balm, Jasmine Iris, Willows, elder Berries. Statement that there should be a Master Service Agreement in place with all contractors.