



October 9, 2025: HOA Meeting Minutes

Meeting Call to Order and Approval of Minutes (6:30 pm)

- Joe calls the meeting to order.
- Joe reviews the minutes from the previous meeting, and the minutes are approved.
- Joe notes the absence of the current VP and mentions the need to discuss this in new business.

Officer Reports:

- Peter reports the current account balances: \$10,445.88 in the checking account and \$42,019.78 in the money market account.
- Peter mentions recovering about \$1,200 owed to the HOA from a previous accounting company.
- Michelle reminds everyone to fill out email approval sheets to switch from paper to digital communication.

Old Business:

- Peter updates on the removal of storage boxes housing garden hoses and bee hives.
- Peter mentions plans for a daytime wet check of the sprinkler system to allow residents to see their sprinklers in action. This will be scheduled once better weather is predicted.

New Business:

Board Seat Appointment and Committee Roles:

- Joe announces the appointment of Danielle to the open board seat through the next election cycle.
- Joe mentions Danielle's willingness to serve as the committee chair for the Fines Committee.
- Joe discusses the need for a new chairperson.
- Bob Casey joins the ARB Committee. Camille Morse is appointed chairperson.



Landscape Lighting and Mulching Projects:

- Peter discusses the recent pressure washing of curbs, landscape borders, and landscape border stones at the community entrance and near the mailbox area.
- Peter outlines plans for mulching the front half of the street, replacing landscape lights, and replacing the weed netting in front of the two larger border wall hedges..
- The landscape lights, wiring, control panels, and weed netting will be replaced by GB FITIX Remodeling Services.
- Peter suggests breaking up the payments for the lighting project to manage cash flow.
- The Board also approved the invoice for Pink & Green to complete the community mulching.

Governing Documents Project:

- Peter explains the process of updating the HOA Governing documents, the cost, and the current requirement of a 90% vote threshold to amend them.
- Peter suggests waiting until 2029, when the threshold for amendments drops to 75%.
- Peter and Michelle discuss the challenges of getting a 90% response rate and the potential for a survey to gauge community interest.
- Joe mentions the need for a survey to get an initial pulse on the community's interest in rental caps.

Budget Discussion and Painting Contribution:

- Peter presents the proposed budget for 2026.
- Peter explains the logistical challenges of notifying residents and the need to order coupon books in the coming weeks.
- Following resident feedback, the 2026 HOA Budget was passed. The dues will be \$180 effective January 2026.

Painting Project:

- Peter outlines a proposed timeline for the painting project, including finalizing a vendor and color scheme.
- Peter mentions the need for community input on color options and the potential for a vote on the final color scheme.
- Michelle suggests simplifying the color options to make the process easier for residents.
- Peter plans to discuss the painting project in detail at the November meeting.



Fines Committee Items:

- Aylssa provides an update on the Fines Committee's recent hearing meeting and the determination of fine notices.
- Peter mentions the need to follow up with residents who have received fines and have not responded.
- Camille raises concerns about a canopy installed without permission and the need to address it with the county.
- Peter confirms that a letter was sent to the homeowner to remove the canopy or face further action.

ABR Committee Items:

- Camille discusses the issue of storage sheds in the back of the community and the need to enforce county rules.
- Peter acknowledges the need to address the storage sheds and mentions the ongoing process of notifying residents.
- Camille provides specific examples of houses with large storage sheds and the need for compliance with county regulations.

General Discussion:

- Mellisa inquires about Halloween activities, noting that the street is not a big one for trick-or-treating.
- The conversation shifts to the upcoming meeting, with Danielle suggesting reminders about painting and the use of door hangers to ensure everyone is informed.
- Michelle will create a door hanger and flyer to promote the November meeting, given the important discussion surrounding the community-wide paint project.

Board Designations Assigned

Joe: President

Danielle: Vice President

Michelle: Secretary

Peter: Treasurer

Alyssa: Member at large

The meeting concludes at 7:45 PM with a motion to thank everyone for their progress and efforts.