



November 13, 2025: HOA Meeting Minutes

Board Members Present:

Joe Murray, President
Danielle Grogan-Rivera, Vice President
Michelle Balaun, Secretary
Peter Casey, Treasurer
Alyssa Zamora, Member at Large

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.

Officer Reports:

- Joe calls for any edits to the previous meeting minutes and motions to approve them.
- Joe reports on the damage to the border wall, which was caused by a truck. The wall is, in fact, owned by the Shoppes of Hillsboro, and the city has cited them to fix it.
- Peter provides account balances: \$42,083.96 in the money market and \$12,043.61 in the checking account, with no delinquencies.
- Peter mentions that dues notifications for next year have been sent out, and coupon books have been mailed.

Old Business:

- Peter reports that the landscape lighting project is complete, including new control panels, buried cables, and weed netting.
- Next Friday (11/21/25), the landscape company will mulch the community, including large hedges, entrance planter beds, and the island past the mailboxes.

New Business:

- Peter updates on outstanding compliance violations, noting that only four houses remain, with one fined and another hiring Brad for minor repairs.
- Peter discusses the need for a digital system to document future compliance inspections for ease.



Community Paint Project:

- Peter presents proposals from two paint vendors, Andino and Blue Wave.
- The board discussed operational logistics.
- Peter explains the payment process, which will be upfront, and the timeline for community preparations and painting, and the importance of giving homeowners enough time to prepare financially for the painting project.
- The board agrees to select Blue Wave as the painting vendor. The following timeline was proposed:
 - November 13, 2025: Vendor Selection (COMPLETED - BlueWave)
 - December 2025 HOA Meeting: Color Choice Selection
 - By December 15th: Send out initial pricing details and payment option commitments
 - January 2026: HOA must obtain formal DCIA approval on paint choices.
 - By January 31st: Community vote on color
 - By February 15, 2026, Owners must select whether to use the HOA Vendor or paint themselves
 - Payment in full must be collected for those who select the HOA vendor.
 - By February 28, 2026: Final community preparations for paint project commencement
 - Landscapers will need to trim any flora that is close to houses/fences away by at least 1.5 feet to allow the painter access.
 - Final communications to residents about paint project commencement
 - March 2026: Paint commencement (assuming the majority of homeowners use the HOA vendor, the project is expected to take 3-4 months, considering potential weather delays).
 - By June 30, 2026: All owners who elected to paint themselves must have their properties completed.

Architectural Review Board Committee:

- Camile raises concerns about homeowners making unauthorized changes to their properties, such as painting hurricane shutters and installing fences.
- Michelle explains that new homeowners are informed about the community rules, but some may still be unaware.
- Camile suggests requiring surveys for fence installations to ensure property lines are not encroached upon.
- Peter and Joe discuss the importance of enforcing community rules and the role of the architectural committee in reviewing changes.



Open Resident Discussion:

- A resident reported an issue with neighbors who are renters who are having large gatherings, causing noise and parking problems.
- While the board does not intervene in disputes between neighbors, the board agreed to send the owner of the rental property a courtesy email asking them to speak with their tenant regarding the noise complaints.
- The resident who made the complaint was also told to contact the city or police if late-night noise disruptions continue.

The meeting concluded at 7:45 PM.