

JANUARY 27, 2026

BOARD MEETING MINUTES

President Leo Sherry opened the meeting. Other Board members present were Secretary-Treasurer Linda Howe, Troy Bagnall, Jim Pannunzio, Connie Erickson, Rachel Jenson and Carolyn McLeod.

President Leo determined we had 7 board members present.

President Leo stated the notice of the meeting was posted on the Website and Facebook.

There were 2 visitors present: Dawn May Mavichen – 2140 Salmon Ct SW and David Jackson – 2005 Lynx Av.

Minutes of the October board meeting were approved unanimously as written.

Treasurer's Report: Linda announced the HOA's 2 CDs were rolled over in December 2026. The new interest rate for each is 3.35 and APY is 3.40, 6 months, maturing in June 2026.

A discussion regarding having Smith and Company prepare the HOA's tax returns ended with unanimous approval to do so.

The current collections process has changed. Going forward, the Board will work directly with Sandi (Smith and Company) to recommend accounts that could/should be turned over to collections. Sandi, the HOA's accountant, has records of any communication with homeowners regarding their overdue balance. All decisions will be made by the Board.

Old Business:

A sign has recently been created to remind HOA members of upcoming meetings. It will be hung on the rock wall overtop of "Spring Meadow" before the meeting and removed after the meeting, as weather permits. Budgeted for the sign was \$250. The sign cost \$225 but we still need to purchase fasteners.

A homeowner on Elk Run requested an extension of time to repair their fence. After considerable discussion, a motion was made to give them until October 31st to have the work completed, seconded and unanimously approved.

Board Member Chris Van Drimmelen joined the meeting at that time.

Rachel reported on work being done on a new draft regarding an Exterior Maintenance Resolution. It was suggested the first draft and her latest draft be studied and merge the 2 drafts. However, the decision was made to create a planned committee consisting of 5 board members, the ACC committee and homeowner David Jackson. A report from this committee is expected at the March meeting.

New Business:

Chris spoke about registering the HOA with the Neighborhood Association with the City but felt it would be more beneficial to register the HOA at the City Planning Department and request to be notified of potential development affecting the HOA. A motion was made and seconded that the HOA register with the City Planning Department to notify the HOA as an interested party for development within ¼ mile of HOA boundaries, motion was seconded. After further discussion the motion was amended to read “within ½ mile of the HOA boundaries”, seconded again and motion passed unanimously. President Leo and Board member Troy will be the people to be notified.

Discussion moved on to the Proposal of planned apartments on Pacific and 53rd. There is a proposal for 108 units. The HOA was not notified because the HOA boundaries are more than 1000 feet from the development. One concern is the increased traffic. If there is going to be a land-use hearing, a sign will be posted on the property that will easily be seen as cars drive by.

Motion to adjourn made, seconded and passed unanimously.

Next meeting date is February 24, 2026.