

## MEETING MINUTES

FEBRUARY 24, 2026

MEETING WAS RECORDED.

President Leo opened the meeting. Board members were Secretary-Treasurer Linda Howe, Chris Van Drimmelen, Troy Bagnall, Connie Erickson, Jim Pannunzio, Carolyn McCleod, and Sum Yee Lai. President Leo stated the quorum had been met.

President Leo confirmed the notice of the meeting was listed on the Website, Facebook and the sign was in place.

There were no visitors present at the meeting,

Minutes of the January 27th meeting were approved as corrected because of a clerical error.

**TREASURER'S REPORT:** The Savings CD earned interest of \$135.75 for a total of \$47,846.28 and the Reserve Fund earned interest of \$447.52 for a total of \$157,736.42.

**Tax Report:** In 2025 the HOA had interest earnings of \$10,215 creating a total tax bill of \$3,728. In 2024, the HOA had interest earnings of \$8,597 creating a total tax bill of \$3,147.

**OLD BUSINESS:** The MCV contract has not been signed by both parties yet. The contract states the contractor agrees to provide workers' compensation, unemployment and other insurance and licenses by law, carry public liability and property damage insurance. It also states the contractor will provide the client with a certificate of insurance as condition of the obligations. The contract will be completed and the contractor will provide the certificate of insurance. His payment will be paid timely to arrive by the first of the month.

Elk Run – The owner was supposed to have filed a request with the ACC for an extension to replace their fence. They failed to do so; no action could be taken.

Registration with Planning Dept for notices: President Leo stated he and Troy had registered but was told that would not apply to the apartments but would apply for future projects planned within one half (1/2) mile of the HOA boundaries. Because the HOA was not aware of this planned project in time to meet the deadline, it took no action. Even though the land use for the apartments have been approved with conditions, it states “Land use approval does not constitute building or public works permit approval.”

Discussion took place regarding accounts that could/would be turned over to Collections. Lisa, Hub City, is to be sent a copy of all actions and decisions regarding collections taken by the Board.

There has been no response from the insurance agent; therefore, there is nothing to report.

Discussion regarding the ACC forms and the responsibilities of the ACC Committee took place and it was decided the ACC form would be revised and the ACC Committee would further discuss its responsibilities.

It was announced that the Exterior Maintenance Committee will be meeting on Wednesday, March 4<sup>th</sup>. There will be a report at the next meeting on March 24<sup>th</sup>. It will be established at that meeting how many people will be on the committee.

**NEW BUSINESS:** None.

It was moved and seconded to adjourn. Motion approved unanimously.

Next meeting is scheduled for March 24, 2026.

