



## 2026 1st Quarterly Board of Directors Meeting Meeting Minutes

Meeting Date: January 25, 2026

Meeting Time: 4:00 PM

Meeting Location: Virtual via Google Meet

Board Members Present:

Dodie Marin – President

Desiree Kawell – Secretary

Denise Jimenez – Treasurer

Joy Dunaway – Member at Large

Members Present:

None

### 1. Call to Order

The meeting was called to order at 4:01 PM, and a quorum was established.

### 2. Approval of Previous Minutes

The minutes from the December 8, 2025 Board of Directors Meeting were previously approved on December 15, 2025, allowing them to be posted and emailed to members.

### 3. Treasurer's Report

a. Bank Statement – Reviewed

b. Current Balance – Reviewed

### 4. 2026 Annual Budget

a. Added a new line item: Common Area Maintenance (separate from mowing)

b. Insurance renewal scheduled for April 2026; budget adjusted for potential increase

c. Postage updated to include maintaining two rolls of 100 stamps for member mailouts

d. Member Mailouts to be professionally printed budgeted separately for printing-company mailings

e. Dumpster Day – Quotes to be collected; date TBD

Motion: Approve the 2026 Budget

Motion by: Desiree

Second: Denise

Motion passed



#### 5. Insurance Renewal – April 2026

##### a. Current 2025 policy cost: \$2,260/year

- Board agreed to accept the 2026 renewal if the increase is 20% or less (maximum \$2,712/year)
- If the quote exceeds \$2,712, the Board will reconvene to review options

#### 6. Mowing Services – Keller Mowing

The Board expressed satisfaction with Keller Mowing.

##### Notes:

- Initial issues with boundary misunderstandings were resolved promptly
- Keller maintains tree canopies and vegetation at the entrance sign
- Contract includes a 3% automatic increase in May 2026 (new rate: \$657.59/month)

##### Discussion:

- Whether to continue with Keller or seek new quotes -Additional quotes received were substantially higher than Keller's current rate
- Previous alternative vendor was unreliable (no-shows, poor communication)
- If the new contract is greater than 3% increase, the Board will reconvene to review options

#### 7. Retention Pond – Crystal Knoll & Barberry

A resident reported water backing up after heavy rain.

- After contacting County Sewage, the Board was directed to contact Road & Bridge
- Road & Bridge determined the issue is the responsibility of the HOA
- Trenching is required to clear grass and dirt blocking the pipe outlet
- This work is included under the Common Area Maintenance budget

Requests for proposals will be issued.

#### 8. Dumpster Day

Tentative date: Saturday, March 7, 2026, from 8:00 AM to 12:00 PM

##### Details:

- Member registration required
- Time-slot signups to be implemented
- Members must be in good standing with dues
- Dumpster placement to be determined after proposals are received and approved



9. Spring Community Sale

Tentative date: Saturday, May 2, 2026

10. Open Floor

No members attended; no additional items discussed.

11. Adjournment

The meeting adjourned at 4:46 PM.