

## HOA Board Meeting 9-22-2025

Present: Jim Perkins, John Elmer, Linda Elmer

### Old Business:

- 1) Review of HOA Board minutes 6-16-25: No additional comments by the Board and the minutes were approved.
- 2) Updated master list of Home Owners was presented with concerns over contacting Phyllis Otto. Efforts will be made to reach out to her family for additional contact information.
- 3) Review of Policies and Procedures: Jim presented a Mission Statement to the Board and policy for Data Protection, both of which were approved by the Board. See attached documents.
- 4) Front sign: this project has been deferred to next fiscal year due to budget constraints.
- 5) Irrigation Repair: Repair of the leak this summer was completed by Chucks Sprinkers, costing \$552.00. This was a temporary repair and the Board will contact Lincoln Hall regarding a full repair either this fall or next spring.
- 6) Review of Landscape Contract: postponed until next spring.

**Treasurers Report:** There is currently \$23,591.00 in our bank account. Anticipated expenses are; increased insurance dues, increased electricity costs and increased water fees. There will also be costs associated with irrigation pond clean-out and the last mowing by end of year from WD Yards. Bids for replacing two sections of the pond fence are being obtained, with Board asking Osholves and Melchioris if they will contribute.

**Architectural Committee:** The following owners were provided approval for roof/painting projects; Finocchio, Melchior, Winder, and Holt. A letter from the Board was sent to all home owners reminding them of the need to follow all HOA covenants. The Board will consider a similar notice next spring to eliminate any confusion.

### New Business:

- 1) HOA landscape committee has not provided any report for this summer. Of concern is the island to the east and the lack of plants. Jim will contact Anne Saunders to see if she would collect input from those around the island.
- 2) Due to rising expenses the Board will review the need for a raise in dues next year (2026).
- 3) Next meeting to be held January 2026.

Meeting adjourned

Submitted by Linda Elmer, Secretary