

ZOOM MEETING Notes July 9 , 2026 6:30 pm

Welcome / Quorum Confirmation

Board members on call: Jim K. Phil T. Colton J. Tom Q.

Prior Meeting Minutes Review/Approval - Jim moved and Colton seconded, motion passed

Financial Review/Approval -2nd Qtr 2026 Finance Report Review – Phil moved Jim seconded motion passed

2026 “Current” Owner Dues Status – One Resident still not paid Tom will talk to them

Administration-

Review Board meeting dates: 10/5 (if needed) and Annual 10/8. – Still good

HOA Block Party 8/29 - Phil showed Board the flyer he designed to be distributed. He said he talked to Donnie about food (Hamburgers and Hot Dogs) Donnie will do on his Grill. We will get pizza, bottled water, and ice. Party will start at 5 with food. . Foam party will go from 5:30 – 7.t The Berwicks will play 7-9.. Phill will send out list of tasks for Board members to sign up for.

Move of Annual Meeting Notification to residents – Tom asked if we should use regular mail to let non-email residents know of change of location. Members agreed that putting signs on the mail pick up boxes, website and face book would be enough. Colton suggested we hang signs on tables at the Block Party announcing the change would help. Tom will do.

Status of Tax Form 1120-H - Tom updated the Board on latest , He talked to IRS person and they put another 8 week hold on initial Tax report. Amended had been sent. Will check back in another 8 weeks.

Architecture Committee Report – Colton displayed a Spread Sheet he made documenting all requests for residents and the status of each. All is good.

New Business -

Review Covenant Change for Steel Roofs – Colton said that the metal shingles update will probably not be used as they are very expensive. Need modification just in case someone asks.

Call Adjourned at 7:00