



Minutes of the HOA Zoom Board Meeting of August 17, 2026

The previously noticed Zoom meeting was called to order at 6:00 PM, and it was noted that there was a quorum of Board members present, with the exception of Anne Dickison and Rick Semonis who were both away for personal reasons, as well as several owners.

Approval of Prior Minutes:

The Minutes of the June 15, 2026 Board Meeting have not as yet been transcribed, and they will be circulated upon their receipt by the Board.

Property Manager's Report:

The Property Manager reported that all dues and receivables are up to date and all are current. All bills have been paid, and all homeowner insurance audits have been completed and are in order. There were no new sales of units in July or thus far in August.

Treasurer's Report:

The Financial Report as previously sent to Board members by Treasurer Greg Smith was approved. It included reporting that as of 7/31/2026 the Operating Account cash balance was \$97,115.33. The Reserve Fund Account balance was \$383,621.75 (with \$331,248.65 of that in CD's). Operating account expenses are currently under budget by \$268.08. Motion was made by Greg to accept the financial report as presented, seconded by Mike Kiernan, and was then unanimously approved by the Board.

Parliamentarian Report

Parliamentarian Reported that owners for the most part are honoring the guest and service parking areas adjacent to the 200, 300 and 400 garages by not permanently parking vehicles in these reserved areas. Also, that owners continue to maintain the exteriors of their units in very good condition.

Landscaping Report:

Landscaping Reported that dead plants and trees have been replaced, and that landscaping work is continuing at Unit 604. There is a leak in our irrigation system behind the 400s, and once the lawn dries out from all the rain, this will be addressed. Lawn mowing was still unable to be completed today due to all the standing water on



the riverside and in the down walk area. The law mowing crew will give it 2-3 more days to continue drying out before they attempt to mow again. Finally, bagworms have been sprayed.

Building Report:

Building Reported that wind and storm siding damages have been, or will be, repaired.

Community Relations Report:

Community Relations had no report.

Old Business:

Old Business made a reminder that dryer vent cleaning in all of the 100s and 200s is scheduled for October 10th, with a rain date of October 17th.

New Business

New Business focused on the preliminary work being done on the 2027 draft Budget, which will be presented to the Board at its September meeting, and, if approved by the Board, it will be presented to all owners for their input before the October HOA meeting.

There are projections of long term expenses and our Reserves account. This is an ongoing process. There will be future discussions on this topic.

The next Zoom Board meeting will be September 21, 2026 at 6:00 PM.

Motion to Adjourn:

There being no further business, after Motion and second, the meeting adjourned at 6:20 PM.

