

BOARD MEETING MINUTES

Tuesday, December 9th, 2025

Held at 3424 Highfield Ct.

1. Call to Order at 5:36 pm
2. Roll Call Directors - David Buhaly, Stephanie Fraser, Jill Perkins, Andrew King, and Marilee McKnight
 - Two association members in attendance
3. Approved minutes of 9/9/2025, board meeting
4. Scheduled annual meeting for **Tuesday, January 13th at 6:30**

Action Items

1. Dave to coordinate sending a notice to a homeowner regarding community standards
2. Dave to determine location of annual meeting, notice to be sent out to homeowners

Discussion Items

5. The board discussed community concerns related to neighborhood conditions and common areas, including issues raised by homeowners and the maintenance and landscaping of HOA-managed property.
6. Treasurer's report presented by Jill; income and expenses for the year are projected to be roughly balanced
7. Discussion of Proposed FY2026 Budget – The proposed 2026 budget reduces the annual homeowner fee to \$185. Motion by Andrew to approve the draft budget for presentation and vote at the January Annual Meeting; seconded by Stephanie. Motion passed unanimously.
8. Initial planning for the Annual Meeting - Board reviewed notice requirements, discussed anticipated board member turnover, and began planning for recruitment of new board members for election at the Annual Meeting.

Meeting adjourned at 6:52 pm