

ANNUAL MEETING MINUTES

Tuesday, January 13th, 2026

Meeting held at 3424 Highfield Ct.

Call to Order at 6:32 PM

Attendance: 23 households (16 in-person or virtual, 7 proxies). Quorum established.

Approval of 2025 Annual Meeting Minutes

The 2025 Minutes were distributed to every household in advance of the meeting. Motion to approve by Andrew King, 2nd by Andrew Bodman. All approved unanimously

President's Report

President Dave Buhaly introduced the Board members and welcomed new HOA members. He provided an overview of the year, highlighting strong Board cohesion and communication and stable HOA finances. He also reviewed the newly introduced fine schedule.

Treasurer's Report

Jill Perkins, Treasurer, presented the financial report year-to-date 2025-26 and the proposed budget for 2026-2027. Motion to approve the budget by Nicole Tingvall, seconded by Andrew Bodman. All approved. Annual dues remain unchanged at \$205.

HOA Board Election

Stephanie Fraser has finished her term on the Board. The community expresses gratitude for her service. The Board presented the following slate of nominees:

Continuing Board Members:

Dave Buhaly (Highfield) – 1 year remaining of term

Marilee Mcknight (Highfield) – 1 year remaining of term

Members up for reelection:

Andrew King (Pinehurst) – 2-year term

Jill Perkins (Pinehurst) – 2-year term

Newly Elected Board Members:

Dan Hart (Pinehurst) – 2-year term

President Buhaly called for nominations from the floor; none were made. Dick Hovdee moved to elect the Board as presented, Rebekka Federer seconded, and the slate was approved unanimously.

Discussion of Pathway Erosion

The Board noted that nearly \$1,400 was spent on pathway erosion control last year, and \$1,000 has been budgeted for the current year.

The proposed plan is to close the pathway to the general public, allowing access only to HOA members, with signage posted at both ends. The Board also intends to consult with local landscape experts to plant low-growth ground cover to improve erosion control during the rainy season. Mark Holzband moved to approve the proposal, Nicole Tingvall seconded, and the motion was approved unanimously.

Meeting adjourned at 7:12 PM