

**Windy Ridge Homeowners Association  
Annual Members Meeting  
January 30, 2025**

Windy Ridge (WR) HOA Board President Elizabeth Higson called the meeting to order at 7:02 pm. Board members present included Stephen Natale, Melody Kissinger, Melissa Banno, Marty Welch, Carolos Beltran and Mona Joyner along with WR property manager, Freedom Edmundson. This meeting was held virtually to accommodate the participation of all homeowners. A homeowners' quorum was established.

The purpose of the meeting was to discuss the annual budget and allow opportunities for homeowners' questions and answers. Highlights of 2024 accomplishments included building maintenance on three buildings, fence installation on three buildings, gutter work as well as clubhouse work. Currently in progress are fence sealing for units 1-68 and mailbox replacement on Scott Street. Delinquent HOA fees were reduced from almost \$16,000 to just over \$5,000. A community neighborhood yard sale was held in October and community workday in November.

Top expenses for 2024 included building maintenance/capital improvements of \$109,158.45 (or 48.35% of HOA fees collected), cable TV of \$51,573.44 (or 22.84% of fees collected), grounds maintenance of \$31,475.00 (13.94% of fees collected), and property management of \$13,800.00 (or 6.11% of fees collected).

There was a call for questions regarding proposed expenses on the budget. General discussion from homeowners included future sustainability of cable fees, clubhouse rental, proposed fence installations for this year, if sealing of fences included inside patio areas, and procedure on HOA fee delinquencies. Freedom will (1) confirm if sealing includes inside patio areas and will follow through with the Board, and (2) forward past due HOA fee collection procedure to the homeowner of units 95/96.

Being no further discussion, a motion was made by Elizabeth Higson, seconded by Stephen Natale, and unanimously approved by the Board to ratify the WR 2025 budget. Freedom will send out an email to remind homeowners that their ballots must be received by February 13, 2025.

The meeting was adjourned at 7:56 pm.

Respectfully submitted,

Melody Kissinger  
Secretary/Treasurer

**Windy Ridge Homeowners Association  
Board of Directors Meeting  
February 25, 2025**

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:00 pm. Board members present included Carlos Beltran, Mona Joyner, Melody Kissinger, Stephen Natale, Ryan Becker and Tim Stankiewicz (excused absences - Melissa Banno & Marty Welch). New board members Ryan and Tim were welcomed for their initial three-year appointment for 2025/2026/2027. Property manager Freedom Edmundson was not in attendance.

A motion was made by Elizabeth, seconded by Mona, and unanimously carried to approve the WR December 2024 minutes. Financials for December 2024 and January 2025 were reviewed and highlights of WR's finances include the following.

	<u>December 2024</u>	<u>January 2025</u>
Operating Account	\$ 59,645.05	\$ 59,294.69
Escrow Account	\$ 17,127.14	\$ 18,391.95
Delinquent Accounts	\$ 5,738.89	\$ 4,970.20
Capital Improvements		
Budgeted	\$ 75,138.00	\$111,025.00
Spent YTD	\$109,158.45	\$ 9,224.01

Dumpsters – Three dumpsters on Barnes Street by units 63, 49 and 74 were replaced in January.

Mailbox Replacement – New mailboxes for Scott Street (units 1-34) have been ordered and will be installed by board member Carlos. Property manager will contact the Postmaster and coordinate efforts in the notifying homeowners about mail stoppage/pick up during the installation time as well as picking up new keys.

Parking Spaces Numbering – Tim had samples of label stickers for parking spaces. These stickers range from \$.50 - \$.75 each, so he will work up an estimate of the funding amount needed for ordering numbers for units 1-106 (excluding the clubhouse unit 35).

Fences – The sealing of fences (units 1-68) should be completed soon. Bids from Seegars for the next fence installations have been received and are \$14,154.00 for units 69-74, \$11,418.00 for units 75-79, and \$14,329.00 for units 80-84 & 101. Motion was made by Elizabeth, seconded by Ryan, and unanimously approved to proceed with the next update.

Gutter Cleaning – The three prior bids received were discussed and consensus was to continue with the previously used vender. A motion was made by Elizabeth, seconded by Stephen, and

unanimously approved to accept Southern Outdoor Restoration bid for annual gutter cleaning in the amount of \$1,275.00 for cleaning in June and \$1,275.00 for cleaning in November.

Tree Removal – Elizabeth recently met with Steven Wingate regarding removal of several trees on the WR common area property. A bid was received of \$2,650.00 (pine tree behind unit 68, birch tree in front of unit 10, and several small hardwoods abutting to fences behind units 89/90) for trees this year and \$2,300.00 (by units 75 & 88) for two oak trees next year. A motion was made by Elizabeth, seconded by Stephen, and unanimously approved to proceed with the tree cutting by Steven Wingate in the amount of \$2,650.00.

Annual Officers – In accordance with the bylaws of WR, annual officers are to be elected yearly at the first HOA board meeting following the annual members meeting. Presently, Elizabeth is serving as President, Stephen as Vice President, and Melody as secretary/ treasurer and all three have agreed to continue to serve if reelected. A motion was made by Mona, seconded by Ryan, and unanimously approved to re-elect Elizabeth Higson as President, Stephen Natale as Vice President and Melody Kissinger as secretary/treasurer.

The next HOA board meeting will be April 29 at 7:00 pm. The meeting adjourned at 7:58 pm.

Respectfully submitted,

Melody Kissinger  
Secretary/Treasurer

**Windy Ridge Homeowners Association  
Board of Directors Meeting  
April 29, 2025**

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:02 pm. Board members present included Melissa Banno, Carlos Beltran, Melody Kissinger, Stephen Natale, Ryan Becker and Marty Welch (excused absences – Mona Joyner & Tim Stankiewicz). Property manager Freedom Edmundson attended via phone. Guests included Jimmy Booth (unit 12).

A motion was made by Elizabeth, seconded by Stephen, and unanimously carried to approve the WR February 25, 2025 minutes. Financials for February and March 2025 were reviewed and highlights of WR's finances included the following:

	<u>February 2025</u>	<u>March 2025</u>
Operating Account	\$ 54,487.84	\$ 57,612.62
Escrow Account	\$ 18,391.95	\$ 18,391.95
Delinquent Accounts	\$ 3,631.72	\$ 2,757.54
Capital Improvements		
Budgeted for the year		\$111,025.00
Spent YTD		\$ 28,349.61

Tree Removal – Tree removal work for this year has been completed. Next year's tree removal includes two large trees by units 75 & 88.

Mailbox Replacement – New mailboxes for Scott Street have been installed. Elizabeth will price out the next replacement for units 83-106.

Parking Spaces Numbering – Tim ordered samples of label stickers for parking spaces and will follow up at the next meeting with his testing results and company's recommendation regarding installing on concrete.

Fences – Seagars is finishing up its current project and should be able to start on WR fences 69-74 mid-May. The order for the next installation of fences will be units 75-79, 80-84 and 101.

Dumpster – The dumpster by the clubhouse needs replacement so Stephen will contact the vendor for a quote.

Tennis Court – The torn tennis court nets have been removed, and discussion ensued about the future use of that area as well as renaming of that area to reflect appropriate usage. Currently the area is being used for dog park and children playground. A motion was made by Elizabeth, seconded by Stephen, and unanimously approved by the board to rename the tennis courts to Community Court.

Community Concerns – Several reports have been made by residents about (1) children riding their bikes in the streets into oncoming traffic, (2) children jumping on A/C units in order to climb patio fences, and (3) residents using Visitor spots instead of their assigned parking spots. In addition, there needs to be a reminder about spring cleaning of front porches with guidelines of what is acceptable and appropriate for the front areas. Freedom reminded the Board pictures are needed in providing proof of rules & regulations violations when dealing with neighborhood children as well as providing the units they occupy. She will send out an email reminder to all residents, with a request to share with rental occupants, of WR's guidelines for these types of events.

The next HOA board meeting will be on June 24 at 7:00 pm. The meeting adjourned at 7:48 pm.

Respectfully submitted,

Melody Kissinger  
Secretary/Treasurer

**Windy Ridge Homeowners Association  
Board of Directors Meeting  
June 24, 2025**

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:10 pm. Board members present included Melissa Banno, Ryan Becker, Melody Kissinger, Stephen Natale and Tim Stankiewicz (excused absences – Carlos Beltran, Mona Joyner and Marty Welch). Property manager Freedom Edmundson attended.

A motion was made by Stephen, seconded by Ryan, and unanimously carried to approve the WR April 29, 2025 minutes. Financials for April and May 2025 were reviewed and highlights of WR’s finances are listed below. Of note, the delinquent accounts have been reduced to \$1,587.56. A motion was made by Ryan, seconded by Tim, and unanimously approved to accept the financials as presented.

	April 2025	May 2025
Operating Account	\$ 61,295.23	\$ 64,875.62
Escrow Account	\$ 18,391.95	\$ 18,391.95
Delinquent Accounts	\$ 2,593.62	\$ 1,587.56
 Capital Improvements		
Budgeted for the year		\$111,025.00
Spent YTD		\$ 35,255.61

Clubhouse AC – The Clubhouse air conditioner is not working. Multiple repairs have been completed within the past several years, so the Board agreed to have Stephen contact new vendor, Jeffrey Sawyer of Sawyer Electrical Repairs to service the heat pump unit.

Fences – Seagars finished units 69-74, including replacing gate on 69 following a storm that resulted in a huge limb falling on the gate. The order for the next installation of fences will be units 75-79, 80-84 and 101 and should be completed by the end of the first week in July.

Rainstorm Cleanup – Neal Williams has cleaned up the debris as a result of recent rainstorms. In addition, several homeowners also assisted with cleaning up.

Gutter Cleanout – Southern Outdoor Restoration was onsite recently and is returning June 25 to finish units 80-84 and 95-106.

Mailbox Replacement – The cost to purchase new mailbox unit for 83 – 106 is \$2,292.50. A motion was made by Tim, seconded by Ryan, and unanimously approved to order the new mailbox unit in the amount of \$2,292.50 for units 83-106.

Parking Spaces Numbering – Tim ordered samples of label stickers for parking spaces and tested them on a concrete section and discovered they were easily removed. The Board agreed painting would be the better option.

Dumpster – The dumpster by the clubhouse needs to be repaired. The quote from J & M Welding is \$825.00. Freedom will coordinate dates of pickup to ensure the dumpster is empty prior to pick up by the vendor. A motion was made by Melody, seconded by Ryan, and unanimously approved to have the dumpster by the clubhouse repaired in the amount of \$825.00.

Roofing Repairs – There are several units (2,v15, 20) requiring immediate attention due to ongoing leaks. Once bids are received, they will be forwarded to the Board for review and approval.

Rental Cap – In 2016 WR Board executed and recorded a Notice of Amended Rule for Windy Ridge Homeowners Association. This rule caps the number of rentals to thirty-five percent (35%) of the lots. In addition, this notice allows the Board the authority to approve exceeding the 35% cap in emergency or undue hardship situations. Examples of these situations are provided in the notice and include such events as military deployment, job loss, relocating due to job requirements, etc. Unit 98 is for sale as the owner must relocate out of state due to her current job being out of state. There has been some interest from investors in purchasing the unit. Discussion ensued regarding this exception. A motion was made by Elizabeth, seconded by Melody, and unanimously approved to make an exception to the 35% rental cap rule for unit 98 since the owner must relocate out of state due to job requirements.

Community Concerns –

- (1) Parking lot event on June 19 – A 911 call was made from unit 37 for medical assistance for a guest who was in cardiac arrest. Once the emergency vehicles arrived, it was determined the guest had died in the parking lot from an overdose. Freedom is unable to obtain a copy of the police report as this is an ongoing police investigation. Per the management company for this rental property, the tenants in unit 37 have subsequently moved out. Elizabeth reminded the Board members WR has a requirement that all rental units must have a crime-free lease addendum included with their rental agreements.
- (2) Drainage Concerns – There have been several complaints about drainage issues behind the first three buildings on the right upon entering onto Scott Street (units 49-54, 55-62 and 63-68). Recent rainstorms did result in about six inches of standing water, which dissipated within two days. This situation will be monitored as currently there are other major capital improvement projects requiring priority attention such as fencing & decking, roof leaks & replacements, retaining walls, and gutter upgrades.

The next HOA board meeting will be on August 26 at 7:00 pm. The meeting adjourned at 7:41 pm.

Respectfully submitted,

Melody Kissinger  
Secretary/Treasurer

**Windy Ridge Homeowners Association  
Board of Directors Meeting  
August 26, 2025**

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:09 pm. Board members present included Melissa Banno, Carlos Beltran, Mona Joyner, Melody Kissinger, Stephen Natale and Tim Stankiewicz (excused absence – Ryan Becker, unexcused absence Marty Welch). Property manager Freedom Edmundson attended. No other homeowners attended.

A motion was made by Elizabeth, seconded by Stephen, and unanimously carried to approve the WR June 24, 2025 minutes. Financials for June and July 2025 were reviewed and highlights are listed below. The delinquent accounts total \$2,558.71, noting unit 17 recently inquired about a payoff amount and unit 19 was being turned over to the attorney. A motion was made by Elizabeth, seconded by Melissa, and unanimously approved to accept the financials as presented.

	<u>June 2025</u>	<u>July 2025</u>
Operating Account	\$ 52,641.40	\$ 32,238.11
Escrow Account	\$ 18,391.95	\$ 18,391.95
Delinquent Accounts	\$ 1,802.62	\$ 2,558.71
 Capital Improvements		
Budgeted for the year		\$111,025.00
Spent YTD		\$ 86,259.11

Clubhouse A/C – The Clubhouse HVAC is now working and USA Heating & Air believes the unit was struck by lightning. The compressor was replaced as it was under warranty, but there will be an invoice for installing protective materials (surge protector, liquid line dryer, suction line dryer) along with replenishing the freon.

Fences – Seagars finished units 75-84 and 101 and Neal Williams has sealed them. Next fence installation will be in 2026 for units 85-100 and decks/rails for units 102-106.

Tree Limb Removal & Weed Removal/Pruning of Trees/Bushes – Neal Williams cleaned up the large pine tree limb that fell by unit 9. In addition, Elizabeth sprayed round up and cut large/broken/fallen branches behind units 89-106. Freedom will contact Neal Williams to remove the recently fallen pine tree limb by unit 74.

Tree Removal – There are two dying trees (one by unit 75 and one by unit 88) that need to be cut down. A quote has been received. A motion was made by Melody, seconded by Tim, and unanimously carried to approve the removal of two trees, one by unit 75 and the other by unit 88, in the amount of \$2,600.00 by Steve Wingate (Appearance Improvement).

Mailbox Replacement – Neal Williams has installed the mailbox unit for 83-106. The next replacements will be included in the 2027 budget planning.

Roofing Repairs – Units 15 and 20 require attention due to ongoing roof leaks. Once bids are received, they will be forwarded to the Board for approval.

Building Maintenance – Since the last board meeting, action was taken by the Board to approve funding the building maintenance for units 27-34 in the amount of \$9,450.00 by Neal Williams. Since several gutters and downspouts were in need of upgrading so a quote was received from Jon's Gutters. A motion was made by Melody, seconded by Elizabeth, and unanimously carried to approve gutter updates to units 27-34 in the amount of \$4,765.32 by Jon's Gutters.

Drainage Complaints – Complaints have been received from owners in units 23, 61 & 62. The property behind unit 23 is properly sloped to allow drainage; however, the owner of that unit dug a trench in the common area after several recent downpours. It was verified through several board members that standing water in and near unit 23's patio dissipated within 24-36 hours. The Board is requesting Freedom to contact Neal Williams to correct the crushed downspout attached to unit 23/22 storage units as well as to properly cover the trench while still allowing drainage.

There was discussion regarding possible plantings (such as day lilies and an elderberry tree that require a lot of water) to be put behind units 61 and 62. Tim will speak with the owners of those units prior to any plantings.

Concerns/Complaints –

- (1) Parking lot event on June 19 – The tenants in unit 37 have moved out and Freedom reported the death that occurred was an ongoing homicide investigation.
- (2) Rodent Infestation – There have been complaints about rodent infestation around units 1-8. Freedom will send out an email reminder to those unit owners to put trash in dumpsters and to properly store food items as well as schedule an interior treatment by Cleggs.

Other Discussion –

Building Maintenance –

- (1) The clubhouse (unit 35) is slated for building maintenance this year and Elizabeth is recommending two items be addressed – the two rotting columns on the back porch and one rotting shutter on the front. The Board was in support of this recommendation. Freedom will request a quote from Neal Williams on this work.

(2) Units 1-8 is the last row of townhomes to be completed in this current round of building maintenance. Pending availability of funds prior to year end, Elizabeth is recommending maintenance on this row of units along with any gutters upgrades. The Board was in support of this recommendation.

New Roofs – The anticipated plan is to start roof replacements in 2027 or 2028. Elizabeth discussed several roofing material options. It was noted several homeowners have recently reported having difficulty in obtaining homeowners insurance following roof inspections by insurance companies and that WR has no control of opinions rendered as a result of those inspections. Most homeowners have not had difficulty in obtaining insurance, so homeowners are encouraged to shop around as well as ask their neighbors which insurance company they are using. The first roofs to be addressed in WR will be those whose front doors face 14<sup>th</sup> street (units 1-8, 15-20 and 36-41).

CD Renewal – WR CD is up for renewal the end of September. Russell Property Management is shopping for CD renewal rates and will get back with the Board.

Rental of Clubhouse - General discussion was made about the possibility of promoting clubhouse rental. Noted was (1) there is no wifi available in this unit which could enhance business rentals (2) unfavorable past rental experiences to the non-resident community and (3) does the rental fee need to be increased.

Fall Workday – This will be put on hold pending compiling list of projects.

The next HOA board meeting will be on October 28 at 7:00 pm. The meeting adjourned at 8:14 pm.

Respectfully submitted,

Melody Kissinger  
Secretary/Treasurer

**Windy Ridge Homeowners Association  
Board of Directors Meeting  
October 28, 2025**

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:00 pm. Board members present included Melissa Banno, Carlos Beltran, Mona Joyner, Melody Kissinger, Stephen Natale, and Marty Welch. Property manager Freedom Edmundson attended. Guests included homeowners Elli Heim and Rebekah Spann.

A motion was made by Elizabeth, seconded by Stephen, and unanimously carried to approve the WR August 2025 minutes. Financial highlights for August and September 2025 are listed below.

	<u>August 2025</u>	<u>September 2025</u>
Operating Account	\$ 32,352.99	\$ 13,350.53
Escrow Account	\$ 18,391.95	\$ 18,391.95
Delinquent Accounts	\$ 3,270.05	\$ 3,275.48
Capital Improvements		
Budgeted for the year		\$111,025.00
Spent YTD		\$119,474.02

Completed Work Projects - Building maintenance, including gutter upgrades, were made to units 27-34. Trees were removed from units 75 and 88 along with hanging pine branch by unit 74. The dumpster by unit 85 was refurbished. Starting in September, the City of Greenville will be responsible for dumpster upkeep which will be a savings to WR.

Clubhouse A/C – The electrician will be relocating the HVAC breaker switch from the attic to the office closet next month.

Fences & Decks – Elizabeth requested Freedom to contact (1) Seagers for fence quotes for units 85-100; and (2) Patrick at PDB for decking quotes for units 102-106 for trex boards as well as metal railing to replace the wood railing and for Patrick to provide pictures of the conditions under the decks as well as to contact Elizabeth directly for further discussion.

Building Maintenance – The bid for building maintenance on units 1-8 is \$9,875.00 and building repairs on unit 35 is \$4,950.00. Depending upon availability of funds prior to the end of December, these may be completed or may need to occur early 2026.

Paving Lot Repairs – There is a parking lot repair needed near units 77-78. Jeres Concrete will be meeting with Elizabeth for a quote. Because of the condition, this repair may need to be prioritized over above-referenced building maintenance.

CD Renewal – WR’s CD at United Bank expires October 29 and various renewal options were discussed. A motion was made by Stephen, seconded by Elizabeth, and unanimously approved to renew the CD with a current balance of \$19,502.81, adding \$500.00 to the balance from the operating account, for 13 months at the rate of 3.75%.

14 Street Extension – The appraisal for WR frontage either has not occurred or has just begun, and once completed, Project Manager William Byrd will forward the DOT’s offer to purchase the frontage.

Budget Planning Meeting – The Board decided to meet November 18 at 7:00 pm to discuss the 2026 budget.

Fall Workday – November 15 from 8:00 am to noon will be our community workday. Lunch will be provided. Projects include removal of dead bushes and relocating plants by the front brick entrance signs.

2026 Meeting Dates – The following dates were agreed upon by the Board – January 27 (annual meeting via virtual), February 24, April 28, June 30, August 25, October 27 and December 15.

Delinquent Accounts - The guests were excused to discuss the delinquent accounts. Freedom reviewed the list of Freedom with the board members and also stated because of the transition between web portals, the list may or may not be up-to-date.

The next HOA board meeting will be on December 16 at 7:00 pm. The meeting adjourned at 8:10 pm.

Respectfully submitted,

Melody Kissinger  
Secretary/Treasurer

**Windy Ridge Homeowners Association  
Board of Directors Special Called Meeting  
November 18, 2025**

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:07 pm. Board members present included Carlos Beltran, Mona Joyner, Melody Kissinger, Stephen Natale, Tim Stankiewicz and Marty Welch. Board member Ryan Becker resigned effective the end of October 2025.

This special called meeting was to discuss (1) a draft of the proposed WR 2026 budget as well as (2) assessing homeowner fines for rules and regulation violations.

*Projected 2026 Budget* - The proposed budget included projected income of \$220,500 (approximately \$18,375 monthly), operating expenses of \$127,160 (approximately \$11,000 monthly) along with a potential list of capital improvement projects totaling \$120,427.

The board discussed and prioritized the list of capital improvement projects to include fences for 3 buildings (units 85-100) at \$40,502; sealing and restriping of parking lots at \$20,000; building maintenance for units 1-8 at \$9,875; parking lot concrete repair near units 77-79 at \$5,600; and removal of trees at \$3,000. These prioritized projects total \$78,977.

Depending upon funding availability, additional capital improvement projects could include replacement of decks and railing on units 102-106 at \$30,000; building maintenance of the clubhouse at \$4,950; and mailbox replacements for units 1-35 and 69-82 at \$6,500.

The Board voted unanimously to present the proposed 2026 budget to the members of the WR HOA at its annual meeting in January. If any modifications need to be made, it will be discussed at the December meeting.

*Homeowner Fines* - Multiple rules and regulations (R&R) violations have been documented on two units in the WR community, both of which are occupied by renters. Letters regarding these R&R violations have been sent to the homeowners with a meeting date of December 8 to allow the homeowners the opportunity to discuss the R&R violations with the board officers. Following discussion, the Board unanimously agreed following the December 8 meeting any rules and regulations violations pertaining to these two units will result in the homeowners being fined \$100 per incident.

The next scheduled HOA board meeting will be on December 16 at 7:00 pm. The meeting adjourned at 8:10 pm.

Respectfully submitted,

Melody Kissinger  
Secretary/Treasurer

**Windy Ridge Homeowners Association  
Board of Directors Meeting  
December 16, 2025**

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:05 pm. Board members present included Melissa Banno, Melody Kissinger, Tim Stankiewicz and Marty Welch. Property manager Freedom Edmundson also attended. Excused Absences include Carlos Beltran, Mona Joyner, and Stephen Natale.

A motion was made by Elizabeth, seconded by Melissa, and unanimously carried to approve the WR October and November 2025 minutes. Financial highlights for October 2025 are listed below. The November financials are awaiting bank statements before finalizing.

	<u>October 2025</u>
Operating Account	\$ 12,829.63
CD Account	\$ 19,502.81
Delinquent Accounts	\$ 6,238.00
Capital Improvements	
Budgeted for the year	\$111,025.00
Spent YTD	\$122,087.83

Completed Work Projects – Clubhouse HVAC breaker was relocated from the attic to the office closet. Fall workday was completed in November 15.

14 Street Extension – It will be the first of year before final updates are received.

Delinquent Accounts – Freedom reported a foreclosure hearing has been scheduled on Unit 17. HOA fees are running behind as a result of some homeowners needing to set up accounts in the new web portal. A list of those homeowners was provided to WR’s secretary/ treasurer to follow up with the 19 homeowners.

Budget – The proposed 2026 budget breakdown reflects yearly HOA fees projected to be \$220,500.00 with total operating expenses of \$127,160.00. This would result in approximately \$93,340.00 available to provide capital improvements and updates. The Board discussed the 2026 priorities:

a. Fences for Units 85-100	\$40,502.00
b. Removal of Trees near units 102-106	\$10,000.00
c. Building Maintenance on Units 1-8	\$ 9,875.00
d. Parking Lot Repair near units 77-79	\$ 5,600.00
e. Building Maintenance on Clubhouse	<u>\$ 4,590.00</u>
Total Capital Improvements	<u>\$70,567.00</u>

General discussion ensued about future projects including parking lot repair near units 95 and 101, crack filing/sealing/stripping/numbering of parking lots, roof replacements, and decks on units 102-106.

A motion was made by Melody, seconded by Marty, and unanimously approved by the Board to present the 2026 proposed budget at the annual members virtual meeting on January 27, 2026. Packages will need to be mailed by the end of December.

The annual members meeting is January 27, 2026 and the next regularly scheduled HOA board meeting is February 24.

The meeting adjourned at 7:55 pm.

Respectfully submitted,

Melody Kissinger  
Secretary/Treasurer