BP HOA Board Meeting

Date: February 17, 2026

Time: 7:00 PM

Agenda

I. Call to Order

II. Roll Call

Curtis McLawhorn **Bill Stovall** **Jennifer Howard**
Tammy Kuenzi **Devin Drake**

III. Presentation of Reports

- Financial Reports
  - January 2026 – Exhibit A
    - Jennifer did not add to agenda package before sending it to BOD members so the financials will be emailed separately.
  - 2026 Budget – Exhibit B
    - Reviewed during meeting and questions were asked about a consolidated financial report package that includes all BP owned accounts not just operating account.
- Architectural Submissions
  - Lot 62 (261 Whichard Lane) - John Deloatch

IV. Old/Unfinished Business

- Whichard Court Separation
  - No updates from landowner(s) so will not be presented at annual meeting

V. New Business

- Front Gate
  - Russell Property
    - Working on collecting bids for maintenance and upgrade
    - Assumed responsibility for annual battery replacement

- Grounds Maintenance
  - Russell Prop – Working on bids for 2026-2027 contract

- Mailboxes
  - Russell Property
    - 2 new clusters ordered
    - Contracting with vendor for installation
    - Installation - Back-to-back with existing clusters

- Annual HOA Meeting
  - March 7, 2026 @ 10:00 am (Two Rivers Alehouse)
  - Notice of Member's Meeting (Exhibit C) – Mailed to homeowners by RP
  - Agenda

VI. Open Forum

VII. Adjournment