

January 15, 2026 Board Meeting Minutes

Members present: Mike and Karen Tillotson, Ed Sachs, Shane, Denise Peske, Jessica #18, Katia #143 and Gladys #13 arrived 8 p.m.

Brett Newby Manager stand in for Richard Epp who had medical emergency

Audio recorded - no Zoom available

1. Call to Order 6:31 p.m.
2. Quorum reached Rebecca, Joseph, Judy, Dale, (Galia Director not in attendance)
3. Approval December 2025 workshop notes and waived reading - Joseph motion, Dale second all in favor - approved
4. President report: discussion of various issues on workshop sheet. Brett will send form letter to unit owner. HUD list approval request: Joseph, Judy, Dale and Rebecca all in favor.

VP Joseph compliance committee arrangements with Shane as member of that committee and approval to start - Rebecca motion, Joseph second, Dale 3rd. Also ARC form approved.

Treasurer report - copy attached

Secretary report - Agenda posted, Pot Luck Jan 1, Decorating contest winner Roskey family #68, 11 new trees watered 30 days after planting offers from Michelle #41 and Jessica #18

Reimbursement form turned in for clubhouse hose and T.P. Extra trash pick up both dumpster areas Jan 8 \$175.00, new flag pole in median donated by scrapper, (Richard) and completed/installed by Mike and Karen Tillotson.

No Director report

5. Manager Report - Brett enlightened everyone on protocols and coupon payment booklets - resident comments at end of meeting 3 minutes each
6. New business - Shane will write up something for newsletter re: Compliance Committee
7. Old business - Drainage and electrical completion status
8. Comments – none

Adjourned 8:11 p.m. Rebecca motion, Joseph second