

HOA Meeting Notes (Brief)

Held On: April 23, 2026

Held at: Ryder residence

Attendees: Bill McGee; Gail Ryder; Katie Gailey; Bob Whipps; Valerie Briggs; Susan McDowell; Jason Bowsby.

Call to Order: 6:32 PM.

Approval of January Minutes:

- January meeting minutes were approved.

Treasurer's Report:

- Recent bills (including fence) paid; website hosting payment noted.
- Insurance moved to a new carrier (Philadelphia) after prior program cancellation.
- Annual dues notices will be distributed in June. Dues will be considered late if not received by July 15th.
- Board to explore digital payment options (e.g., Venmo/Zelle/PayPal) and bank signatory updates.

Architectural Report:

- Fence repairs completed for the Tract B common area at the front entrance.
- Irrigation & Lighting Updates:
 - The previous sprinkler control unit was ruined due to an ant infestation and a voltage issue.
 - The control unit has been replaced, re-secured with new fittings, and fitted with new electrical connections.
 - The front entrance sprinklers are now fully operational and have been turned on.
 - Landscaping lights have been replaced; however, note that the mounting system will require replacement next year.
- Homeowners to be reminded to trim vegetation/limbs and remove debris touching the fence to prevent rot.
- Homeowners to be reminded not to drain pools/hot tubs into the common area.

Webmaster Report:

- Webmaster not present; website content maintenance continues.
- Need a resident volunteer with WordPress experience to replace the current webmaster.

New Business:

- Board to draft and post a project submission form for homeowner remodel projects to improve communication/approvals and clarify what requires board approval under the CC&Rs.
- Contact list/map updates needed due to recent home sale(s) and possible boundary questions on which properties are part of the HOA; board to consolidate a shared, read-only list for officers.

Meeting Adjourn time: 7:23 PM.