Executive Board Meeting Minutes 09 17 25

Attending: John Broadbooks-President, Delle Casselberry-Treasurer, Melissa Brown-Secretary, RaeAnne Hadley and Maddy Hadley (Design HOA) via zoom

Meeting called to order at John's home (1747 Ironton) at 4:46pm

1. Discussion of proposed 2026 budget to be presented to homeowners at our annual meeting November 4: appears dues can be held at $312/year. Question regarding our ability to collect $75 transfer fee from new owners-RaeAnne to research. Landscape contractor is presently Blackrock-owner will be closing business (or possibly selling it) after end of this season; RaeAnne to solicit possible bid from new vendor who may be able to offer both landscape and snow removal services; present snow removal vendor has been unresponsive; planning for some increases on several other areas, but overall project we should have approximately $1000 surplus.
2. Previously have transferred any excess funds in checking at year-end to reserves. Discussion as to starting to do monthly transfer to reserves starting in January 2026 (based on esctimate of surplus). John made motion to start monthly transfer of $75 beginning January 2026, seconded by Delle. Motion passed 3-0.
3. Motion by John to have $600 transferred from reserves to operating account to cover cost of pump repair which was unexpected/not budgeted for; seconded by Melissa, passed 3-0.
4. John reported no progress on transition from LLC to 501c3 due to focus on health issues.
5. Discussion of rental at 1904 Ironton and complaint from neighbor as to excessive noise/traffic. Appears little we can do as an HOA, have recommended to neighbor to pursue possible resolutions thru the City.
6. Board opening: John to contact two possible candidates to see if they have interest—continue to pursue all options to resolve—present Board members have served longer than they would prefer—need new blood!

Recommendation for annual meeting agenda:

1. Presentation of 2026 budget to homeowners for approval (John)
2. Report to homeowners of final vote tally for CCR amendment (external structures): 35 yes 4 no
3. Status of change from LLC to 501c3 (John)
4. Opening on Board and solicitation for candidates (John, Delle, and Melissa)
5. Open forum for homeowner comments, questions, concerns

Meeting adjourned at 5:39pm