

HOA MEETING MINUTES FOR APRIL 23RD 2026

CALL TO ORDER: 6:01 PM

IN ATTENDANCE:

Greg, Crystal, Rebecca, George, Paul, Walter, Sonya, and Mary

OLD BUSINESS

1. ASSESSMENTS

18 homes have been sent to collections.

Foreclosures:

The board has voted to move forward to foreclose on properties with outstanding balances and liens. The board has requested the management company provide a list of homes in jeopardy of foreclosure.

The board has also motioned for attorneys to contact ***** home to notify them that they are part of an HOA community and must pay back dues.

2. POOL SUSPENSIONS

If anyone is behind two HOA payments, their pool privileges will be suspended until payment is made. The board will review and revise the list of paid and unpaid accounts and will monitor suspended card member scans.

3. POOL OPENING

The pool will open on May 2nd. Pool inspection date is April 26th.

NEW BUSINESS

4. POOLHOUSE ROOF REPAIR

Three bids were received ranging from \$375.00 to \$1,000.00. The board voted to proceed with the \$375.00 bid, as the repair is not extensive and does not require a full overhaul.

The pool will be closed for a couple of hours during repairs for safety measures. CAM will notify the board of the repair date, and homeowners will be informed.

5. SWIM CLUB REPAIRS

Swim Club was contacted for an emergency repair involving a fan issue and water level problem. The crew arrived within an hour. The water level issue was resolved, and the fan repair is scheduled for April 24th.

The board also requested Swim Club notify the board of repairs exceeding \$500.00.

6. INTERNET AND PHONE ISSUES

The management company will explore alternative service providers for the poolhouse.

7. COMMUNITY YARD SALE

Scheduled for April 25th and 26th.

8. RESURFACING WALKING TRAIL

The trail was resurfaced last year and typically requires resealing within a year to preserve the prior work and ensure longevity.

9. PARKING PAD RESURFACING

Items 8 and 9 will be tabled and revisited in September.

MOTION TO END MEETING: 7:11 PM

NEXT HOA MEETING:

May 20, 2026