

Minutes from 3/19/2026 HOA Board Meeting

5:36pm – I. Call to Order: Meeting called to order by Dave Harris.

II. Roll Call & Verification of Quorum: Attendees: Todd Abelson, Dave Harris, Dave Cohen, Linda Crites, Kenny King (Pride Management). Not present: Dave Marsden, Rosemary Ferrill

Homeowner in attendance: Mark Wilson

5:37pm - III. Approval of Previous Minutes: Feb 19 minutes presented by Kenny King. *Motion to Approve* by Todd Abelson, seconded by Dave Harris. *Unanimously approved*

5:45pm- IV. Financial Review and Committee Reports:

Financial Review: Todd Abelson presented updated financial spreadsheet (as created by David Bills) and reviewed key figures:

- YTD Expenses: ~\$69,582
- YTD Budget: ~\$61,263
- Approximate ~\$8,000 over budget YTD.

Additionally, the HOA's current cash position is slightly below projection but is expected to improve with:

- Upcoming ~\$3,774 transfer in from Reserves (previously approved in 2025 but not yet executed)
- Additional 4th quarterly assessment payments from homes on the payment plan.

Discussion focused on higher-than-expected pool chemical costs, particularly in August 2025 and Feb 2026 invoices. Todd agreed to research and detail the expenses to better understand the nature of these charges.

Motion to Accept the Financial review by David Cohen and seconded by Linda Crites. *Unanimously accepted*

Collections Update: an "Account Status Report" was received from the Attorney's office regarding the one account in collection; however the status description was unclear. Kenny King to follow up through LeeAnn for clarification

6:03pm - V. Old Business:

- Parking Resolution: summary presented by Kenny; new/clarified rules were implemented March 1st. To date, one car was towed; no other issues reported
- Pool Lighting Issue: no Electricians had responded to quote requests as of this date. Kenny to follow up with Viking Electric & Cascade Electric for site visits and proposals. Todd to contact E-

Konomy Pool Service (installer of the submerged lights in Sept 2025) to determine whether new lights may be contributing to the issue.

Additional discussion held regarding pool/spa heaters, which appear not to have been turned back on after heat exchanger replacement. Todd Abelson & Dave Harris to discuss reactivation.

6:15pm Dave Marsden joined into the Zoom meeting

6:16pm – VI. New Business:

A. Architectural Items: Draft version (#2) of Architectural Submission form reviewed. Todd Abelson requested additional Contractor name and phone number requirement be added. All members agreed. Kenny King to revise and submit final version to Todd Abelson for website upload.

B. Landscape Maintenance: Todd Abelson confirmed Nicholas Tree Removal completed removal of two dead pine trees, and removal of branch overhanging street by pool area, including stump grinding and site cleanup.

Irrigation systems remain off due to leaks, but Jeremy from JRT Landscaping will manually water weekly during his weekly visits as feasible. Board acknowledged landscaped stressed likely until irrigation repairs can be made. Estimated cost for full repair/replacement: ~ \$2700 (as of 2/3/2026)

Discussion held regarding timing of repairs:

- Potential to defer work into next fiscal year (July billing)
- Alternative of using reserves was considered by deemed not fiscally preferred.

C. Additional Discussion (Compliance / Violations): Todd Abelson requested update on violations issued ~45 days prior (Calle Dorado area). David Harris brought up need to compile broader list (i.e., basketball hoops, sheds, etc.). Kenny King to draft initial list and consult Legal prior to proceeding.

6:35pm – VII. Homeowner Open Forum: None

6:36pm – VIII. Next Deeting Date: scheduled for Thursday of April 23 at 5:30pm (adjusted from April 16 due to conflicts). Todd to update “Actuals vs Budget” spreadsheet with March figures prior to April 22.

6:36pm – IX. Adjournment: *Motion to Adjourn* by Todd Abelson, seconded by Dave Harris. *Unanimously carried*