



Meeting Minutes for March 16th, 2026

1. **Meeting was called to order at 6:36pm. Motion was made for approval, and it was unanimous.**
2. **Roll Call** – Mike Reynolds – President. Eric Rynne, Secretary. Lew Hood, Vice President. Fay Alford, Treasurer. And 5 other members at large. The motion was put forward for approval, and it received unanimous agreement from all participants.
3. **Approval of Previous Meeting Minutes Led by Mike Reynolds.** Approval was given for the minutes. It was assumed that the changes had been sent, although there was uncertainty about it. Eric to resend out but there were only grammatical issues. The minutes for January 26th were approved unanimously.
4. **Treasurer Report** – the amount was announced by Fay. The balance has not changed. No new collections or dues have been taken in. Eric to submit an invoice for the hosting and email that is up. It's an annual bill for around \$285. There was a motion to approve, and it was unanimous.
5. **New Business**
 - a. **Neighborhood Meeting Planning** – We talked about booking the existing room that we have the HOA board meetings at in the Club upstairs. We talked about how many people might be at the meeting. It was agreed that Club Green Meadows seems like a good spot. Will there be a meeting or will we be providing refreshments and food? It was agreed that it's our Annual Homeowners Association meeting and not an event. The Day for the meeting is May 13th at 6pm and is supposed to go to 8pm the latest. It's a Wednesday. Eric will send out an email through Mailchimp and Fay will be sending out postage mail. There was a discussion about if we tell the residents or not about the possible change in the bylaws and the DCCR's. The other item is we will be looking to discuss an increase in the HOA dues. No vote will be

needed at this time. It is a discussion and communication to let the residents know what we are running into as a hardship due to the way the by laws and DCCR's are currently written. Also, to discuss how the mailboxes are common property.

- b. **Yearly Dumpster Clean Up** – There was a resident that came up with an idea to do a yearly dumpster run for the community. The board decided against this because of the liability that can come about due to the several types of items that people try to dump that they cannot. Who will be liable if someone gets hurt or a child? It was voted and it was a unanimous no due to these reasons. Instead, we talked about sending out an information flyer that goes to a page on the website with information on how to get rid of certain items like paint, recycling, cardboard or electrical recycled items. Also, there is a once-a-year bulk pick up as well.
- c. **Post Office Place** – The cost for the mailbox is coming up. There was a vote to pay for the annual post office box. It is estimated to be around \$350. It was unanimously approved.
- d. **Yard Sale** – The board discussed a date for the yard sale. Eric mentioned talking to Joan and confirming the date of September 12th to see if it works. Fay will talk with her and get back to Eric.
- e. **Yearly Picnic** – The board discussed the date for the picnic and decided on July 18th due to 4th of July, graduations and giving two weeks out from the 4th celebration. Plus, we didn't want it to be as hot. It was voted on and everyone gave a yes. Start time 12:00pm to 3:00pm. Eric will send out an eblast to give information and ask for volunteers.

6. Old Business

- a. **Violation Review Committee** – Mike contacted McKeen Smith since the other didn't get back to him. He will call in a couple of days, and he will get an appointment. Scott and Lew gave Mike a couple of dates that would work to meet with the attorney to discuss the DCCR and by law changes. Usually, consultations are free. Mike said if there were a fee he would let the board know and be able to approve it or not. Scott asked Mike if it's someone he knows. Mike confirmed it's someone he knows and confirmed they are of the top 10 attorneys for HOAs.
- b. **HOA Violation Update**
 - i. Scott contacted the person in the city that deals with sidewalk damage again and with some additional information Scott discovered he found there is nothing we can really do but send out notices. As Scott is talking to the guy short of going to the city council and asked who his higher up is. So, the guy talked to Scott and told him he could send it up to the enforcement group. The higher up said he is going to pursue the next steps and push it up to building enforcement. Scott has done a ton of work, and the board thanked him for his hard work figuring this out.

- ii. There was discussion about the house with the white car that is always on jacks. Mike and Scott talked about how unsafe it is. Scott talked to someone in the city about it. The city has said they have approached them and told them they need to take care of it and they are still talking with them.
 - c. **Streetlights Burnt Out** – Fay and Mike discussed the streetlights. Fay said they have not been fixed. She called them again because only one out of five of the lights were fixed. Fay has been working with the city saying that they are 9 weeks out. Fay waited 9 weeks and only one was fixed.
 - d. **Architectural Review** – We had a discussion on who to be a committee for Architectural Review and we agreed that the HOA Board will act as the Architectural Committee.
 - e. **Signage for Entrances** – Mike discussed that signage that is political should not be allowed. Scott brought up the DCCR's and what is an approvable sign. It was discussed that all signs will no longer be allowed. It was discussed that an eBlast goes out first, then we will discuss it at the General May 13th meeting. The board voted on the enforcement of no signs, and it was unanimous.
 - f. **Entrance Sign** – Scott showed us the logo that is currently on our letter head. Scott proposed that we show the logo for the new signs. Scott said this is something we should bring up at the May 13th General Meeting. Mike said he would get in touch with Steve to talk to the artist in our neighborhood to see how much it would cost. There was a discussion about talking to Lee about the signs since he has been taking care of them for so long.
7. **Next Meeting Date** – Next meeting will be on April 28th, 2026, at 6:30pm. It was voted on and it was unanimous.
8. **Motion to Adjourn** - Motion was made to adjourn at 7:48pm, and it was unanimous.