



Homeowners' Association, Inc.

Board of Directors

*Linda Henderson, President
Kristin Bender, Wossen Bezabih, Vice President
Ron Jones, Mehdi Rashidi, Vice President
Robert Klein, Treasurer
Sherry Shedd, Secretary*

HOA Board Meeting Minutes – April 15, 2026

The third HOA Board meeting for 2026 was held on April 15, 2026 at 7:30 PM. The meeting was called to order by President Linda Henderson. Others in attendance were Kristin Bender, Wossen Bezabih, Ron Jones, Robert Klein, Mehdi Rashidi and Sherry Shedd.

Proposed Meeting Agenda

Financials - Bob

- March 2026 financial reports
- Quarterly dues update
- Late payers update

Tennis - Kristin

- Discussion of any issues
- Status of cracks being repaired

Pool - Wossen

- Discussion regarding Allen Pools
- Installation charges for pool pump and timers
- Research for new pool provider

Clubhouse - Ron

- Installation of new timer for pool lights
- New lock for storage room

Social - Mehdi

- Date/time for neighborhood pool party

Landscaping - Linda

- Installation of pinestraw
- Proposal to sod the path at the exit side of subdivision

Secretary - Sherry

- Compliance letters issued in March
- Proposal to pursue rules and regulations for home and lawn maintenance suggested by our attorney at Winter, Capriola and Zenner



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Financials - Bob

- Bob covered the March 2026 financial statements.
- Bob provided an update on dues payments.
- Bob reported that all tax returns have been filed and that invoices are being paid in a timely manner.

Tennis - Kristin

- Kristin reported that the tennis court cracks have been repaired and that the cost was covered by our warranty.
- Kristin will take care of transferring the money collected from non resident tennis players.

Pool - Wossen

- Wossen reported on the situation with Allen Pools including the charges for the pool pump and timers. He is searching for an alternative pool service provider.
- The new timers should significantly reduce the monthly charges for electricity related to the pool.
- The pool is now ready for the inspection required before it's opening on May 1, 2026.

Clubhouse - Ron

- Ron reported on the possibility of a new timer for the pool lights .
- Ron shared the need for a new storage room lock since it appears that the ceiling has been damaged.
- Due to complaints about the cleanliness of the clubhouse Ron will communicate with the current provider to determine if a change is needed.



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Social - Mehdi

- Mehdi shared that the neighborhood pool party would be sometime after the fourth of July

Landscaping - Linda

- Linda shared that pine straw for the subdivision has been installed.
- Options to improve the exit side of the subdivision were discussed including sod and mulch.

Secretary-Sherry

- Sherry provided an update on letters sent to homeowners. Their response has been very positive.
- Sherry explained the need to clarify our covenants pertaining to home and landscaping maintenance. Suggestions were made to review the guidelines of other neighborhoods and to seek legal advice before finalizing.

The board meeting was adjourned at approximately 8:30 PM.