



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 Agenda – July 1, 2026

The fifth HOA Board meeting for 2026 was called to order by President Linda Henderson. Other Board members present were Kristin Bender, Wossen Bezabih, Ron Jones, Mehdi Rashidi, Robert Klein and Sherry Shedd.

Proposed Meeting Agenda

Financials - Linda (in Bob's absence)

May 2026 Financial Reports
Quarterly dues update
Late payers update

Tennis - Kristin

Discussion of any issues

Pool - Wossen

Discussion of any issues
Status of research for new provider with goal for final Board selection by 10/1 /26

Clubhouse - Ron

Status of new thermostat
• Discussion regarding cleaning services

Social - Mehdi

Status of community pool party

Landscaping - Linda

Upgrade of gazebo area

Secretary - Sherry

Compliance letters issued in June
Renter form - response from current homeowners who are leasing (5)
730 Eider Down recent correspondence

Financial - Bob

- The Treasurer reported that the Association is currently in a strong financial position. Based on current revenues and expenses, the Association is expected to remain in good financial standing through the end of the year.



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- Bob updated the Board on the status of unpaid dues and legal expenses that have not been reimbursed. He emphasized the need to accelerate the collection process to improve the Association's financial position.

Tennis - Kristin

- Kristin reported finding several large rocks on the tennis courts. The individual(s) responsible are unknown. The Board noted that such actions could cause costly damage and emphasized the importance of reporting any information regarding this incident.

Pool - Wossen

- Wossen noted that much of the pool furniture is in poor condition and should be replaced. To remain within the approved 2026 budget, it was suggested that the most damaged items be discarded and that replacement of furniture occur in stages. Wossen will investigate pricing and potential end-of-season discounts.
- Wossen is finding it difficult to procure an alternative pool service during the summer season. He will continue his search once summer ends.

Clubhouse - Ron

- Ron updated the Board on his search for a new cleaning service for the clubhouse. It was recommended that the cleaning schedule be reduced from twice per week to once per week to offset the cost of an improved cleaning service.
- It was reported that the clubhouse thermostat would be replaced next week.
- The need to replace the batteries for the door locks on a consistent schedule was recommended.

Social-Mehdi

Mehdi asked for feedback regarding the date for the annual pool party, possibly July 18th.

Landscaping - Linda

- Linda reported that the slate for the gazebo has been installed.



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Secretary - Sherry

- Sherry summarized the issuance and status of letters sent to homeowners. It was suggested that a photo(s) be included in future letters.
- Sherry reported that only one landlord out of five had completed the Tenant Lease and Disclosure form thereby making it difficult to communicate with tenants in the neighborhood.
- Since there was no response to the letter sent to the LLC that owns 730 Eider Down Court, another letter will be sent to the property management company.

The meeting was adjourned at 9:00 PM.