

HOA Board Meeting 03-25-2026

Present: Jim Perkins, John Elmer, Linda Elmer

Old Business:

- 1) Review of HOA Board minutes 1-6-2026: No additional comments by the Board, approved by all.
- 2) Pond fence was completed, including a sealing stain to improve the longevity.
- 3) Front sign: this project will move forward with cost estimates. The condition of the retaining wall was discussed noting some cap stones are loose. This repair may be included in the sign repair. John budgets \$1000 for this project.
- 4) Review of Landscape Contract: Jim will follow-up with WD yards for our 2026 contract to include weed abatement around the pond and on 26 ½.
- 5) No progress was made with the Landscape committee. Discussion about the east and west islands included obtaining an estimate from WD Yards to provide a clean-up and possible addition of more landscape rock. Depending on neighborhood volunteers was deemed inappropriate as it is the responsibility of all HOA members.

Treasurers Report: The projected budget for 2026 is \$20,500 with income at \$20,400.

Anticipated expenses are: increased insurance, increased electricity costs and increased water fees, necessitating dues increase to \$850 per year. Irrigation will be monitored closely due to possible water restrictions this year.

Architectural Committee: Approval of Rash's new roof, new fence and exterior painting was given. Andersons were approved for front yard landscaping but denied extension on top of the retaining wall due to structural issues with the wall. Extension of the front yard fence was deferred as it requires approval from the city due to setback requirements.

New Business:

- 1) The pond is in need of a new float system, which Lincoln will pursue.
- 2) Taxes and state registration will be completed by John.
- 3) Concerns over the height of Rashes fence were addressed by Jim, verifying it met the 6-foot restriction but appears higher due to grade differences with the adjacent fencing.
- 4) The Annual HOA meeting has been set for May 30. Linda will send out notices and proxy by mid-April with payable in full no later than June 1.

Meeting adjourned

Submitted by Linda Elmer, Secretary