

2026 ANNUAL MEETING MINUTES

Arlington Villa HOA

February 17, 2026, 3:30pm – Zoom

The meeting was called to order by Cayce Haren from HOAServices at 3:01pm

In Attendance	Proxies	Management
Bruce Strong for BRS Properties LLC Kelley and Ryan Roesch Rosemary Smith Blake Orr	Zero proxies received	Mark Shoberg HOA Manager Cayce Haren HOA Assistant Manager

With four owners present, quorum was not achieved.

Introduction

Cayce Haren introduced herself as being with HOAServices.

Approval of 2025 Minutes

- Last year's minutes were not approved due to technical issues during the meeting.
 - Multiple members reported unsuccessful attempts to join the previous meeting.
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Old and New Business

Meeting Schedule and Attendance:

- Members have had difficulty attending meetings during business hours.
- Discussion on scheduling meetings at times that might increase attendance.
 - Explanation of additional costs for after-hours meetings provided.

Old and New Business:

- Proposal to add trash services for single-family homes if the budget allows.
- Concerns addressed regarding increases in landscaping costs and declining service quality.
- Assurance given that landscaping services would be reviewed for competitive pricing for 2027.

Discussion: 2026 Budget Review

Declaration. Art. VIII. Section 4: Unless at the meeting, a majority of the affected Unit or Lot Owners reject the budget, the budget shall be deemed to be ratified, whether or not a quorum of such Unit or Lot Owners is present at the meeting.

- Proposed increases:
 - Condo units: \$175/month
 - Single-family homes: \$75/month
- Increase partially due to the need to meet 10% reserve funding as recommended by CCOIA. Mortgage lenders have been denying loans if this is not in place.
- Members questioned the ongoing rise in HOA fees without perceived improvements in services.
- Discussions highlighted discrepancies in service provision, particularly landscaping.
- Multiple complaints about sprinkler and landscaping issues discussed.
 - HOA management committed to following up with vendors to address service quality.

Cayce H asked for a Motion to approve the 2026 budget as proposed

Motion: Bruce Strong

Seconded: Blake Orr

two opposed resulting in a 50/50 split, the budget approved by default.

Budget increase effectively from May 1, 2026

Annual Elections

- Current board member: Ian Kuhns
- Quorum not established; therefore, no new board members could be elected.
- Ian Kuhns will continue to serve on the board for another year.
- Clarification provided that Ian can appoint additional board members.

Adjournment

With no further business to discuss, Cayce Haren adjourned the meeting at 4:42pm.

Signature

Date