

2026 ANNUAL MEETING MINUTES

Water's Edge HOA

Tuesday, September 29th, 2026 **Time:** 9:52 am At: Las Marias Restaurant
The meeting was called to order by Mark Shoberg from HOA Services Inc at 9:52 am.

In Attendance	Proxies	Management
HOA Member Names: -Jahara Morris	<u>2</u> proxies received.	Mark Shoberg HOA Manager Nicholle Machen HOA Agent

With 2 proxies received and owners from 1 units represented; quorum was achieved. Total: 10

Introductions

Mark Shoberg introduced himself as the HOA Manager
Nicholle Machen introduced herself as an HOA Agent

No Board Members Are Present.

Community member introductions: Jahara Morris

Approval of 2025 Minutes

First motion: Jahara Morris
Second motion: Thomas Grey (via proxy on behalf of HOA Services)
None opposed.
2025 minutes were approved and signed by HOA Services on behalf of the board.

Old or New Business

- **Key Topics: Dues Increase & Roof Repairs**
 - Discussion of roof repairs continued in line with the previous annual meetings as the highest priority to address. All but one needs to be replaced. Owner discussed that dues were increased previously and specifically to replace one roof a year. On behalf of the two owners of the unit represented, they would like to see roof replacement begin in 2026 since those funds are now available.
 - The community member requested that since she showed up for the meeting and since all roofs are in equally poor condition, she would like to see if 2928 Building D is in the worst condition and if so, to start at this building.
- **Parking Lot**
 - Concerns raised about parking lot issues, Asphalt is cracking and starting to peak creating safety concerns for trip hazards. Owner's husband fell in one of the ruts by their unit and sprained his ankle. They are both concerned about the safety issues as she expressed others have also spoken to her about the safety concerns and the HOA's need to get repairs completed before someone is

- injured or files a lawsuit for hurting themselves. Tripping is a regular occurrence as the ruts are in the parking area around the dumpsters where residents regularly remove trash and kids play.
- A new bid from Valley wide concrete/asphalt repairs will be sought. One was obtained earlier in 2026 but only one director responded to approve and the director wanted at least one other approval prior to proceeding.

Budget

Financial Matters

- Dues will increase to \$235.00 A month to repair 1 roof a year starting in 2026.
- With concrete/ Asphalt repairs to follow.

Other Business / Action Items

- Action Item: Mark will contact Valley Wide for concrete/asphalt repairs bid.
- No other Business.

Discussion/2025 Budget Review

Motion to approve the budget \$235.00 Month for 2026.

First: Jahara Morris

Second: Thomas Grey's approval thru Proxy.

None opposed

Budget is approved. Dues shall be \$235.00 Monthly, effective January 1st, 2027.

Elections:

No elections this year. Terms are still active. The owner did want it on the record that she is willing and wants to serve on the board. If there is an opening, she wants to be appointed to the board to assist with ongoing maintenance issues in the HOA.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 10:00 am.

Motion: Jahara Morris

None opposed.

The meeting adjourned at 10:00 am.

Signature

Date