

Quarterly HOA Board Meeting 2/10/25 – 4pm

Attendees: Julie Adams, Jeff Cox, Jacqueline Anderson

1. HOA Management Discussion / Review of services and performance.
2. Treasurer update: provided details on operating account balance, accounts receivables, review of delinquent accounts. Accounting and financial reports will be reviewed monthly and actuals vs budget tracked through 2025. Review of bills paid in January and any outstanding payments / invoices.
3. Violations: Board reviewed the violations report.
4. Vendor Review:
Landscape center: contract renewal will need to be negotiated for 2026 & 2027. Current contract is good through 2025. Board discussed replacement of trees and RFP requirements.
5. Irrigation: Online generally in mid-late April. Jeff will be in contact with vendor sometime in March to discuss going online. Discussion of vault inspection and cleaning if necessary.

Possible concerns in 2025 irrigation season: New subdivision will be pulling from same head gate. Impact in upcoming summer will be less than Summer 2026 due limited homes online in new subdivision. Adherence to watering schedule will be important to maintain water and pressure.

Board discussed sprinkler head replacement and will address on as needed basis once irrigation is back online in the Spring.

6. BOI Reporting: Board discussed monitoring status of this requirement. At this time it is on hold federally.