

Agenda

May 20, 2026 – 2:00 pm

Location: Upstairs Banquet Hall, The Bridges Golf & Country Club

The following were in attendance:

1. Kitty Wilkins 2416 Stone Bridge Dr.
2. Bryan Hartwig 2400 Stone Bridge Dr.
3. Charlie Leaver 2727 Sleeping Bear Rd
4. Ruby & Julia Valdez 2721 Red Cliff Circle
5. Eric feely 2209 Painted Wall Lane
6. Dennis Friedrich 2272 Fellows Way
7. Leslie & Carl Caimi 2445 Shavano Circle
8. Wendi C. Hurst 2712 Sleeping Bear Rd

The following Board Members were in attendance:

1. Ty Jennings
2. Mike Gordon
3. Charles Leaver
4. Eric Feely
5. Cody Carlson by phone

- I. Call to Order at 2:00 pm by President Ty Jennings
- II. President Report:
 - a. Review of new Lots
 - b. Final approval through City
 - c. Review of State High School Girls Golf Championship – despite Day 1 weather the event was very successful
- III. Treasurer Report:
 - a. Charlie Leaver reported that the operation account has \$73,000.00 and the reserve of \$242,000.00
 - b. Deposits in 1st Quarter show an income of \$42,000.00
 - c. \$10,000.00 paid to attorney to review CCR's
- IV. Compliance Officer Report:
 - a. No report, as Compliance Officer was not in attendance
- V. New Business

- a. Vacant Lots mowed
- b. CCR's to be reviewed
- c. 5/21 11:00 am Ty Jennings will do update with Joe Solomen's Esg's of governing Docs
- d. Discussion of Aaron Varbel's position on the DRB Board – After discussion Charlie Leaver made a motion to dismiss Aaron Varbel for the Board – there was no second. Others on the Board stated that Aaron has the right to his day in court. Motion was not approved.
- e. Timberline Bank – update account signatures
 - i. Mike Gordon and Charlie Leaver will meet with bank in the next (2) days to update

VI. Old Business

- a. Review of DRB status of Aaron Varbel 2403 Torrence Swim Spa Structure and proposed changes – are changes consistent with DRB?
 - i. DRB Members met and discussed approvals and reviewed work on site to make recommendations. DRB unanimously approved with changes.
 - ii. Ty Jennings - explained DRB functions as volunteers. DRB is a thankless job - no specific definition of swim or spas currently in DRB standards or covenants
 - iii. Mike Gordon - suggested researching the CCR
 - iv. Charlie Leaver asked membership to express their opinions
 - v. Ty Jennings - stated the members had an opportunity to express their opinions at the May DRB Board meeting
 - vi. Eric Feely - stated that Aaron had done what he was asked to do by resubmitting his landscape plans for approval
 - vii. Leslie Caimi - questioned what changes he will do
 - viii. Ty Jennings - gave an overview of what was to be done and said DRB had a job to do which they have done
 - ix. Wendi Hurst - stated that DRB did not do their job - that errors were made and needed to be fixed
 - x. Ty Jennings – appreciates the comments but thinks The HOA board needs to address any changes in the covenants and DRB that needs to be corrected
 - xi. Leslie Caimi - nothing about the spa or the swim was mentioned in his original plans when submitted to the DRB
 - xii. Wendi Hurst – Aaron said he got approval initially in 2024 and again in 2025

- b. Final Questions
 - i. Dennis Friedrich - are short-term rentals allowed in The Clubhouse Villas?
 - 1. Ty Jennings – Yes, there are but at a minimum of 3-days.
 - ii. Dennis Friedrich - Is the lawsuit settled?
 - 1. Ty Jennings – Yes, the lawsuit is settled
- VII. Next Meeting – August 19, 2026 at 2:00pm in the Banquet Hall, The Bridges
- VIII. Annual Meeting – November 10, 2026 at 6:00pm in the Banquet Hall, The Bridges
- IX. Final Note
 - a. No accounts or monies at Alpine Bank
- X. Ty Jennings adjourned the meeting at 2:58pm