

Annual Homeowners Meeting

December 4, 2025

Agenda:

1. Welcome
 - a. introduce the current board members
2. any new residents (past 12 mos) are present?
 - a. Have them introduce themselves (name, address)
3. Recognize residents who have volunteered time during the year:
 - a. Bob Wanex - New control panel, light tree, new bladders
 - b. Kathy Kilgore - Landscaping chair
 - c. Rich Robinson - leak detection
 - d. CW Matthews - asphalt patch
 - e. Telia Weaver & Sharon Bush for donating the community library box at the Gazebo
 - f. Everyone who came out and helped in May April at our community work day
4. Projects/Repairs conducted in 2025:
 - a. Painted the final 3 buildings of this painting cycle
 - b. Replaced roofs & gutters on 3 more buildings. We now have just 3 more buildings to go.
 - c. Irrigation repairs
 - d. Pressure washing
 - e. Masonry repairs
 - f. Pump Station improvements (new bladders & control panel)
5. Projects Planned for the next 12 months:
 - a. Dec 9th - the gutters on all 12 buildings will be cleaned-out
 - b. Jan - clearing of the retention pond
 - c. Month TBD - replace the roofs & gutters on the 3 buildings surrounding the south island
 - d. Month TBD - paint and stencil the curbs
 - e. November - pump and bladder preventative maintenance
6. Review 2026 Budget:
 - a. Handout (2026 Budget summary)
 - b. Handout (expenses in descending order)
 - c. Highlight certain things
 - i. Insurance continues to be the largest line item in our budget
 - ii. Approximately one-third of our 2026 dues will go towards reserves (vs operating expenses). This puts our community on a sustainable path for success.
 - iii. No dues increase for 2016 and none currently planned for the next several years
7. Nominations for 2 new board members