

Date: January 26, 2026

Location: Wasco McDonalds

Attendees: Laurie DeMeyer, Michael Bettini, Terri Jacobsen, Mat Moldovan, Jason Underkofler

The meeting was called to order at 6:01pm. Meeting adjourned at 7:10

Meeting Minutes from January 13, 2026, were approved unanimously.

Finances:

- Financial data for 2025 was reviewed with new board members. Board members were provided a list of transactions for Dec 2025 and questions were addressed. Terri went over the 2026 budget and updated the proposed budget with actual numbers from contractor's quotes. The proposed budget will be updated as discussed and will be distributed to the membership.

Board Roles:

- Board roles were discussed by Laurie and new board members were provided with information on board roles and their respective duties. After discussions the Michael Bettini will take on the VP position, Matt Moldovan will be secretary, and Jason Underkofler will be the director and join the ARC committee. Terri remain as treasurer and Laurie will remain president.

Board Processes:

- New board members were provided with copies of the covenants, states laws that govern HOAs (CICAA), a list of important administrative data that has been compiled, proposals for pond maintenance work, quote from McGinty for the annual burn, EOY financials and proposed 2026 budget. Questions from new board members were addressed.

2026 Invoices:

- They will be mailed out on February 16th.

Insurance Renewal:

- There were discussions regarding historic costs for insurance, and it was agreed that the Farmers policy will be renewed at a cost of \$4,865.

Annual Burn:

- The board agreed to proceed with McGinty proceeding with the annual burn at a cost of \$4,000.

Landscaping Contract:

- Mike, Jason, and Matt will work on getting proposals and evaluation of the next landscaping contract. Terri will provide a draft scope of work for their review in the next week. The contract should be in place by September.

Pond Maintenance:

- Pond Maintenance proposals will be reviewed, but considering that If our current contractor is deemed reasonable, we will continue with them. This will be reviewed at next meeting.