

Date: July 21, 2026

Location: Terri Jacobsen's

Attendees: Laurie DeMeyer, Mike Bettini, Terri Jacobsen, Matt Moldovan, and Jason Underkofler

The meeting was called to order at 6:02pm.

- HOA board met with Henry McKenna from Reserve Advisors via Microsoft Teams to discuss details and questions about conducting an Official Reserve Study.
- Meeting Minutes from June 15th Meeting was approved
- Sidewalk Repair: Mike provided an update
 - o Happy Asphalt provided a quote of \$7,250
 - o Pettit Bros provided a quote of \$6,000 + Seal Quote the entire path would be \$7,200
 - o Damico original quote was \$7,950
 - o Mike is working on securing additional quotes
- Summer Neighborhood Potluck scheduled for August 30th
 - o Terri will send out Save the date email
 - o Heather/Mike to send out invite and posting on Facebook
- Financial Review
 - o Terri reviewed updated budget
 - o Board approved June Transactions
- Landscape Contract Renewal
 - o Terri requested quote from Cornerstone
 - o Siebert is current provider and will auto renew at the end of the year if we want to continue
- Parcel 5 Update
 - o Terri following up on the downed Tree that is on State land and working to get it removed
 - o Discussion to plant replacement trees is tabled until August Meeting
 - o HOA Board Members asked to review space and evaluate
- Mid-Year Member Communication to be created and sent out
 - o Terri will provide draft for HOA to review and provide ideas/feedback.
 - o Update: Communication was sent to neighborhood on August 6th
- ARC Update provided by Terri:
 - o Compliance Issues discussed and are being followed up individually by ARC
- Pond Update
 - o McCloud contract ends at the end of 2026
 - o Terri to request similar scope quote from Solitude
- Historic Documents:
 - o Terri to send out email informing Residents that the HOA will be dropping off files in the upcoming days to homeowners if there was an available file.
 - o HOA members split up the Folders to be delivered
- Next Meeting:
 - o 8/31 at 6:30pm at Bettini's home

Meeting adjourned at 7:30pm