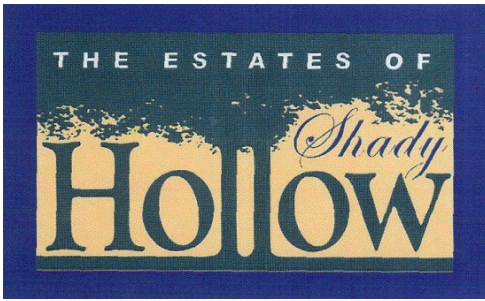




Home Owners' Association Board of Directors

August 21, 2025 Meeting Minutes
Virtually at 6:30pm

Call to Order: Time 6:33PM by Brittany Janovsky

Board Members present: Ofelia Tomasek, Kenneth Rice, Quinn Hole, Martin Kemp, Ashlyn Gentry Yue

Others present: , Brittany Janovsky (Real Manage Representative)

Establish Quorum- YES 5 board members present

Homeowner concerns: NONE- No Homeowners Present

ACC Report: - Standard requests, nothing out of the ordinary

Brittany went over report

Old Business: Amendment of Documents has been received by the attorney. Board to meet and review next week.

New Business: 2026 Annual Budget approved with \$51,700 in income, \$1,000 reserve contribution, \$55,936 in expenses and a Deficit of \$5,236. The board will not raise dues for 2026 due to a healthy operating and replacement fund. – Martin made a motion to approve, Kenny seconded, all in favor.

Executive Session- Entered executive session at 6:47pm

Discussion of the new documents sent by the attorney ie. Restatement of the Declaration, Amendment to the ACC Guidelines, etc. We'll need **51% homeowners present or by proxy** and **67% in favor needed to pass** the language.

Next meeting: Sept 18, 2025 7:00PM

Meeting adjourned at 7:05pm motioned by Ofelia and Quinn seconded