

Annual Homeowners' Meeting (Redux)

November 18, 2025 5 p.m.
at Semper Fi Property Management

Present

Board Members

Traci Bell, President; Lynn Lambert, VP; Steve McCartney, Secretary; Glen Carr, Treasurer

Semper Fi Property Management

Billy Rivera, Michelle Gotham and Jennifer Richardson (up front)

Minutes

1. Call to Order

Traci called the meeting to order at 5:01 p.m.

2. Roll Call

3. Quorum

- a. Attendees. A quorum was present.
- b. Board of Directors. A quorum was present.

4. Reports

- a. Financial report
 - i. Accounts
 1. Operating account: \$75,188.40
 2. Reserve account: \$139,991.80. We are underfunded.
 - ii. The 2026 budget is in progress. It will be available online before Dec. 1.
- b. Collection report
 - i. Late fines: \$450
 - ii. Misc./reimbursements: \$1398.40
 - iii. Parking passes: \$675
 - iv. Pool fobs: \$200
 - v. Violation fines: \$6309.02

5. Old Business

- a. Maintenance. Billy read off the maintenance tasks:
 - i. Accomplishments: dumpster fences, sidewalk repairs, new dumpsters, new dog stations,
 - ii. To be done: decks on buildings 5 and 6 (units E, F, G, H).
- b. Pool
 - i. Renovations: The pool bathroom repairs are almost complete. They are now both unisex.
 - ii. Billy reminded everyone that we can't police pool-appropriate behavior just because someone doesn't like it.

6. New Business

- a. Pool
 - i. Tiles and pavers will be replaced.
 - ii. Fence will have a crossbar or cross-wiring to prevent people from pulling apart the vertical bars to squeeze through.
- b. Irrigation will be flushed.
- c. Gutters will be cleaned out on buildings 1–6.
- d. Unlevel sidewalks will be leveled.
- e. The parking lot will be sealed and restriped.
- f. Speedbumps will be removed and replaced.
- g. HTC internet will be community-wide Dec. 1. Individual residential internet accounts will be terminable.

7. Elections

- a. Committee: Ed Solt (15C) volunteered to be the chairperson. Also on the vote-counting committee were Michelle Gotham and Jennifer Richardson.
- b. Results
 - i. Steve McCartney - 36 votes
 - ii. Glen Carr - 33 votes
 - iii. Sharon Pitz - 13 write-in votes
- c. Board membership. There was some uncertainty whether the fifth position is required or not, which came to light given the write-in votes. [Secretary's note: As of the writing of the minutes, it has been determined that the master deed stipulates the 4 titled positions. A fifth position is permitted with a resolution.]

8. Adjournment

Traci adjourned the meeting at 6:12 p.m.