

HOA MEETING MINUTES - Jan 11, 2026 - 7:00PM @ Clubhouse

Attendees: Lori Friedman, Brittany Gilbert, Sim Ford, Terry Palazzi, Patrick Taylor, Jason Gilbert

1. Financial Report - see 4th Qtr report and 2025 Year End reports attached
Also included is the 2025 Summary and 2026 Budget
Buildup of reserve fund for the future pool refinishing is progressing as planned

2. Results from online elections for 2026 officers
Elected: Lori Friedman, President. Amy Pemberton, VP
Sim Ford, Treasurer, Brittany Gilbert, Secretary
Architectural Board: Jon Jenkins, Matt Krycinski, Terry Palazzi, Mike Bradbury
- Thanks to everyone that took the time to vote!
- Thanks also to Diana Summers who served as Secretary for the past 6 years!
- Welcome to the Board, Brittany Gilbert.

3. Future HOA meeting dates in 2026 - April 12, July 12, October 11 & January 10, 2027

Financial Report 4th Quarter 2025

HOA FEES	10/2/25			ACH payments		1,875.00	58,082.00
Groundskeeping	10/2/25	ACH	Asa	Mowing 10/1	400.00		57,682.00
Pool Maint & Expenses	10/10/25	EFT	Pool Foolin	Invoice 3054 Pool	820.93		56,861.07
Electricity	10/15/25	EFT	AEP	Electricity - Clubhouse	426.95		56,434.12
Electricity	10/15/25	EFT	AEP	Electricity - Sign	12.16		56,421.96
Admin/Bank Fees	10/27/25			ACH Banking Fee	20.00		56,401.96
HOA FEES	11/2/25			ACH payments		1,875.00	58,276.96
Electricity	11/12/25	EFT	AEP	Electricity - Sign	12.31		58,264.65
Electricity	11/12/25	EFT	AEP	Electricity - Clubhouse	410.08		57,854.57
Groundskeeping	11/13/25	ACH	Asa	Mowing 11/13	400.00		57,454.57
Pool Maint & Expenses	11/17/25	EFT	Pool Foolin	Invoice-4290 Pool	436.86		57,017.71
Groundskeeping	11/19/25	1804	Jeff A	Fall Trail Clearing	750.00		56,267.71
Admin/Bank Fees	11/25/25			ACH Banking Fee	20.00		56,247.71
HOA FEES	12/1/25			ACH payments		1,875.00	58,122.71
Admin/Bank Fees	12/5/25			Reimburse - PO Box Rental	188.00		57,934.71
Other Amenity Expenses	12/9/25	ACH	Home Depot	Reimburse GFI outlet- Sign	22.62		57,912.09
Electricity	12/15/25	EFT	AEP	Electricity - Clubhouse	175.06		57,737.03
Electricity	12/15/25	EFT	AEP	Electricity - Sign	12.24		57,724.79
Admin/Bank Fees	12/26/25			ACH Banking Fee	20.00		57,704.79

2025 SCRA Budget															
Expense	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	TOTAL		
Pool Expenses	5892.65	0.00	0.00	0.00	1339.77	0.00	1520.70	725.61	790.88	820.93	436.86	0.00	11527.40		
Electricity	95.95	257.38	290.30	188.67	59.27	190.54	341.14	338.99	343.28	439.11	422.39	187.30	3154.32		
Groundskeeping (Mowing)	0.00	100.00	0.00	1050.00	800.00	1200.00	1050.00	800.00	250.00	400.00	1150.00	0.00	6800.00		
Other Amenity Expenses	0.00	0.00	22.62	0.00	290.49	2815.68	0.00	1074.07	0.00	0.00	0.00	22.62	4225.48		
Insurance	0.00	0.00	0.00	0.00	0.00	2993.00	0.00	0.00	0.00	0.00	0.00	0.00	2993.00		
Govt/Attorney	0.00	0.00	0.00	0.00	0.00	30.00	0.00	25.00	0.00	0.00	0.00	0.00	55.00		
Admin/Bank Fees/POBox	20.00	33.26	26.76	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	208.00	448.02		
Total Expenses	6008.60	390.64	339.68	1258.67	2509.53	7249.22	2931.84	2983.67	1404.16	1680.04	2029.25	417.92	29203.22		
HOA Fees (income)	10950.00	2700.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	32400.00		
Bank Account Balance/est.	#####	\$59,449	\$61,759	\$63,294	\$63,910	\$63,276	\$57,902	\$56,845	\$55,736	\$56,207	\$56,402	\$56,248	\$57,705		

2026 SCRA Budget															
Expense	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	TOTAL		
Pool Expenses	0.00	0.00	0.00	0.00	1500.00	0.00	1500.00	800.00	800.00	800.00	500.00	0.00	5900.00		
Electricity	140.00	250.00	250.00	200.00	60.00	200.00	350.00	350.00	350.00	400.00	400.00	150.00	3100.00		
Groundskeeping (Mowing)	0.00	0.00	0.00	1050.00	800.00	1200.00	1050.00	800.00	250.00	400.00	1150.00	0.00	6700.00		
Other Amenity Expenses	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00		
Insurance	0.00	0.00	0.00	0.00	0.00	3000.00	0.00	0.00	0.00	0.00	0.00	0.00	3000.00		
Govt/Attorney	0.00	0.00	0.00	250.00	0.00	30.00	0.00	25.00	0.00	0.00	0.00	0.00	305.00		
Admin/Bank Fees/POBox	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	208.00	428.00		
Total Expenses	160.00	270.00	270.00	1520.00	2480.00	4450.00	2920.00	1995.00	1420.00	1620.00	2070.00	358.00	19533.00		
HOA Fees (income)	11775.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	32400.00		
Bank Account Balance/est.	#####	\$69,320	\$70,925	\$72,530	\$72,885	\$72,280	\$69,705	\$68,660	\$68,540	\$68,995	\$69,250	\$69,055	\$70,572		

<p align="center">Serene Creek Run Association 2025 - Year End Financial Report</p>			
Beginning Balance on January 1, 2025			\$54,508.01
INCOME			
	HOA Fees Collected		\$32,400.00
	Total Income		\$32,400.00
EXPENSES			
	Pool Expenses	\$11,527.40	
	Electricity	\$3,154.32	
	Groundskeeping	\$6,800.00	
	Other Amenity Expenses	\$4,225.48	
	Insurance	\$2,993.00	
	Govt/Attorney	\$55.00	
	Admin/Bank Fees	\$448.02	
	Total Expenses	\$29,203.22	
Ending Balance on December 31, 2025			\$57,704.79
Major expenses in 2025 included new Chlorine Generator Systems for the pool and removal of dying tree near the pool.			
Ending balance is the Reserve Fund			
Reserve Fund is being increased to cover cost of future pool repair and refinish work			
		Estimated	Actual
Reserve Fund Buildup Plan:	2022	\$26,621	\$26,621
	2023	\$36,000	\$41,004
	2024	\$52,000	\$54,508
	2025	\$62,000	\$57,705
	2026	\$67,000	
	2027	\$77,000	
Prepared by: Sim Ford, Treasurer			

Results for Online Election of 2026 HOA Officers

Started at: January 3, 2026 at 12:00pm EST
Finished at: January 9, 2026 at 11:00pm EST
21 of 36 ballots cast.

Candidate: President

Lori Friedman: 19 votes
Lori Friedman wins
Votes tallied: 19
Abstentions: 2

Candidate: Vice President

Amy Pemberton: 20 votes
Amy Pemberton wins
Votes tallied: 20
Abstentions: 1

Candidate: Secretary

Brittany Gilbert: 19 votes
Brittany Gilbert wins
Votes tallied: 19
Abstentions: 2

Candidate: Treasurer

Sim Ford: 20 votes
Sim Ford wins
Votes tallied: 20
Abstentions: 1

Candidate: Architectural Control Board Members

Jon Jenkins: 20 votes
Matt Krycinski: 19 votes
Terry Palazzi: 19 votes
Mike Bradbury: 19 votes

Matt Krycinski, Jon Jenkins, Terry Palazzi, and Mike Bradbury win
Votes tallied: 77