

HOA MEETING MINUTES - Nov 2, 2025 - 7:00PM @ Clubhouse

Attendees:

Terry Palazzi, Bryan Weinmann, Patrick Taylor, Michelle Fluker, Lori Friedman, Amy Pemberton, Diana Summers, Sim Ford

1. Financial Report - see 3rd Qtr report attached

Buildup of reserve fund for the future pool refinishing is progressing as planned

2. Discussion of Trailer Parking Area

Concerns about the crowded trailer parking area were brought up.

The HOA does not currently have written rules regarding that parking area.

The Board will also look into any liability concerns with our HOA insurance provider.

3. Nominations for 2026 officers election in January

Nominations for officers will be accepted until mid-December.

Online election of officers for 2026 will be held in early January.

Current nominations: Lori Friedman, President. Amy Pemberton, VP

Sim Ford, Treasurer. Brittany Gilbert, Secretary

Architectural Board: Jon Jenkins, Matt Krycinski, Terry Palazzi, Mike Bradbury

- We still need to fill one open position on the Architectural Board.

4. Future HOA meeting dates - January 11, 2026

Financial Report

3rd Quarter 2025

													Balance
HOA FEES	7/2/25				ACH payments			1,875.00					59,776.67
Groundskeeping	7/1/25	ACH	Asa		Mowing 7/1	250.00							59,526.67
Pool Maint & Expenses	7/11/25	EFT	Pool Foolin		Invoice 1499	1,162.70							58,363.97
Groundskeeping	7/10/25	ACH	Mowing		Mowing 7/8	400.00							57,963.97
Electricity	7/15/25	EFT	AEP		Electricity - Clubhouse	329.11							57,634.86
Electricity	7/15/25	EFT	AEP		Electricity - Sign	12.03							57,622.83
Pool Maint & Expenses	7/17/25	EFT	Amazon		Reimburse-Pool Lounges	358.00							57,264.83
Groundskeeping	7/22/25	ACH	Asa		Mowing 7/20	400.00							56,864.83
Admin/Bank Fees	7/25/25	EFT			ACH Banking Fee	20.00							56,844.83
HOA FEES	8/2/25				ACH payments			1,875.00					58,719.83
Groundskeeping	8/4/25	ACH	Mowing		Mowing 7/31	400.00							58,319.83
Pool Maint & Expenses	8/10/25	ACH	Pool Foolin		Pool Invoice-2001	725.61							57,594.22
Other Amenity Expenses	8/12/25	ACH	Scott's Mulch		Reimburse Playground Wood Chips	751.84							56,842.38
Other Amenity Expenses	8/12/25	ACH	Scott's Mulch		Reimburse Playground Wood Chips	322.23							56,520.15
Groundskeeping	8/15/25	ACH	Asa		Mowing 8/12	400.00							56,120.15
Electricity	8/15/25	EFT	AEP		Electricity - Clubhouse	326.96							55,793.19
Electricity	8/15/25	EFT	AEP		Electricity - Sign	12.03							55,781.16
Attorney/Govt	8/19/25	ACH	State Corpora		Reimburse-SCC Registration 2025	25.00							55,756.16
Admin/Bank Fees	8/27/25	EFT			ACH Banking Fee	20.00							55,736.16
HOA FEES	9/4/25				ACH payments			1,875.00					57,611.16
Groundskeeping	9/3/25	ACH	Asa		Mowing 9/1	250.00							57,361.16
Pool Maint & Expenses	9/9/25	ACH	Pool Foolin		Pool Invoice-2520-	790.88							56,570.28
Electricity	9/15/25	EFT	AEP		Electricity - Clubhouse	331.25							56,239.03
Electricity	9/15/25	EFT	AEP		Electricity - Sign	12.03							56,227.00
Admin/Bank Fees	9/25/25				ACH Banking Fee	20.00							56,207.00

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
Pool Expenses	5892.65	0.00	0.00	0.00	1339.77	0.00	1520.70	725.61	790.88	820.93	1000.00	0.00
Electricity	95.95	257.38	290.30	188.67	59.27	190.54	341.14	338.99	343.28	439.11	120.00	80.00
Groundskeeping (Mowing)	0.00	100.00	0.00	1050.00	800.00	1200.00	1050.00	800.00	250.00	400.00	0.00	0.00
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	0.00
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
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
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	200.00
Total Expenses	6008.60	390.64	339.68	1258.67	2509.53	7249.22	2931.84	2983.67	1404.16	1680.04	1140.00	280.00
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
Bank Account Balance/est.	559,449	\$61,759	\$63,294	\$63,910	\$63,276	\$57,902	\$56,845	\$55,736	\$56,207	\$56,402	\$57,137	\$58,732

		Estimated	Actual
Reserve Fund Buildup Plan	2022	\$26,621	\$26,621
	2023	\$36,000	\$41,004
	2024	\$52,000	\$54,508
	2025	\$59,000	
	2026	\$70,000	