

# HOA Board Kick-Off Meeting 12/23/25

Brianna Jordon – Secretary/Treasurer

Roger Kondos – Vice President

James Myrthil – Ameritech Liaison

George Minogue - President

## I. INTRODUCTIONS

## II. APPROVAL OF PREVIOUS MEETING MINUTES

## III. NEW BUSINESS

- a. Board Priorities and Objectives for 2026
- b. Committee and Team Members
- c. Vendor Management and Projects

## IV. OLD BUSINESS

2026 Approved Budget

### **Brie Jordon: Top Priorities**

**Water:** City to quote meters for the multi-use units. It has been suggested that businesses use more water than the rest of the community. Multi-use businesses: NailShop - nail baths, Gyms, Showers, IV-cleaning

**Budget:** Review, be smarter and more efficient, revisit current Landscaping vendor, the value-to-cost is expensive.

**Open Communication:** Announcements or communication through multiple sources: email, letter, push notifications via text, and flyers

### **Roger Knodos: Top Priorities**

**Neighborhood Representation:** Create a community feedback path and schedule

**Vendors:** HoA maintenance and Services, Painting, Landscaping, Water Irrigation, Roofing.

**Legal Fees -** Board is requesting the details surrounding the \$10K per annum of fees. What does that entail?

**Budget:** Focus on. balancing the budget and cutting costs

**Rentals:** Increase the number of Rentals, reassess the restrictions, and increase the number of units increase above 25%.

### **George Top Priorities:**

**Fines and Governance:** Establish a Fines Committee for Parking and other violations. Create a Governance Policy that includes a 90-day notification process with penalties, followed by a 120-day request for a meeting with the Board, HOA Management Firm, and Attorney if required.

**HoA Automation:** Website Survey 5 to gain community feedback, Push notifications via App, website and emails.

**Declaration & Bylaws Improvements:** Fair and equitable adjustments are required. Schedule a meeting with the Committee in January - Date TBD.

**Vendor Mgmt:** Evaluate all vendors to ensure we are getting the best value for our money.

**Reserves need to be built up for future events.**

**Brie - Requested copies of all contracts with Ameritech and the Legal Team**

**James Myrthil; New Board can revise the existing Budget. Ameritech's fee is \$500, two week notice is required with the adjusted budget, which requires an effective date.**

Brie, to contact Hendrix for the PilDek quote for 7 units (required for 2026).