

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).