



AT KIMBALL BRIDGE

March 2nd, 2026 – 7:00 PM

Google Meet

Roll Call – Manny, Pam, Ken, Matt, Robby

Quorum - Yes

Secretary's Report: Minutes approved.

Treasurer's Report: Budget / Dues Update: \$50,028 in the Budget. Late fees paid on those that have mailed in to date. We still have outstanding dues.

Correspondence: No Report.

Covenant Violations: Fencing issues. Commercial vehicle parking – send covenant violation warning notice.

Neighborhood parking violations have prompted numerous resident complaints. A violation was mailed to the resident, they have not acknowledged receipt of the complaint. Emailed homeowner regarding attempt to communicate and verify receipt of mailing.

To establish a clear paper trail for compliance enforcement, a registered letter will be sent.

Landscape: Should anyone notice the Golden Mops on the right leaving the main entrance beginning to block the view down Kimball Bridge, let Matt know. Will then notify landscapers to cut them back to ensure clear visibility. They cleaned around the lights. Small shrubs on the sides of the sign are died out. Get a quote to replant/replace these. Pine straw will go down after the install. Have them come out and provide options on what will look nice there.

Social: Generate ideas for potential events.

Government: No Report.

Old Business: Discussion on HOA steps re: if a homeowner w/property lien should pass away. HOA Attorney is not a probate lawyer specialist; she can refer if one is needed.

Options: 1. Update the lien and wait as probate takes time. 2. Reach out to a probate lawyer for information. Decision is no to probate lawyer and wait. A property can not transfer without a closing letter. Update the lien.

Check again with HOA Attorney for her advice/recommendation of any different course of action.

Project approval forms received, garage door one approved; they are just waiting on delivery with a 2 – 3 week lead time.

Upcoming Meeting(s): 3rd Monday of the month: 3/16/2026 at 7 pm.

Adjournment