



June 22nd, 2026 – 7:00 PM
Google Meet

Roll Call – Manny, Ken, Matt, Robby

Quorum - Yes

Secretary's Report: Minutes approved from last meeting.

Treasurer's Report: Budget / Dues Update: The current budget stands at \$44,240. We currently have three outstanding with dues and late fees. Notices are ready to send, but we will check the mailbox one last time to ensure no recent payments were missed prior to mailing.

Update on the water bill: We currently have a credit on our account due to being overbilled, so there is no water bill due right now.

Correspondence: No Report.

Covenant Violations:

- Notices sent on grass and weeds in the streets and gutters.
- The Board reviewed outstanding property maintenance issues (rotting mailbox, dilapidated basketball hoop, and yard stumps). Multiple notices have been sent since early 2026, requesting resolution within two months however, the Board noted that other violations have been successfully corrected, but there has been no response or action taken regarding the three aforementioned issues.
- Discussed the city's recent issuance of a lawn code violation. It was noted that while the city does patrol and issue initial violation notices, enforcement is largely complaint-driven.
- Potential hazardous situation involving a large tree with low-hanging branches growing into the roadway. The low limbs recently caused property damage when a passing garbage truck caught a branch and broke its hydraulic line. UPS and Amazon delivery trucks are frequently scraped by the limbs. The board noted this issue may violate the community's yard maintenance covenants and will monitor the City's involvement due to the damage to the garbage truck.
- Ongoing issue of vehicles parked on subdivision streets in excess of 8 hours in a 24-hour period despite numerous notices previously issued to the offending properties.

Landscape: No report.

Detention Pond: There are some holes and general deterioration along the back fence. It's been a few years since we've reviewed it, so we need to get a repair estimate for Board review and discussion. Coordinate to go over to get pictures to document and then find a contractor and get some quotes.

Social: Need to get a date for sometime in August regarding the Annual HOA Meeting.

Government: City meetings regarding the hockey arena development at North Point Mall. Will forward the next invite to the Board, we should sit in a meeting to see what the outcome is. Informational only, many HOA boards attend these.

Old Business:

The home has transitioned to another family member. The HOA attorney could look into it and see if anything has been filed. Because a judgment and lien are already on file, the association maintains a first-priority claim against the property. We can have the attorney continue to monitor the situation, and the board will convene to discuss any escalated legal actions or recommendations she proposes in the event that is necessary.

Update: Attorney recommends talking with a probate lawyer so that we can have something on the books. Table this for now.

New Business: No report.

Upcoming Meeting(s): 3rd Monday of the month: 7/20/2026 at 7 pm.

Adjournment