The Pines
AT KIMBALL BRIDGE

July 27th, 2026 – 7:00 PM
Google Meet

Roll Call – Manny, Ken, Matt

Quorum - Yes

Secretary's Report: Minutes approved from last meeting.

Treasurer's Report: Budget / Dues Update: The current budget stands at $43,766. We currently have two outstanding with dues and late fees. Notices are out.

Correspondence: No Report.

Covenant Violations:

- Truck trailer has been moved.
- 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. Send notice they must fix this problem or request an extension within a certain time frame of the notice. They can fix it in stages if needed, but they must contact the board to set a plan. If they do not reply or fix the issues, fines will begin.

Landscape: No report.

Detention Pond: No report.

Government: No report.

Social/Annual Homeowner's Meeting: Email going out to board members to select whether August 23 or 30 will work for everyone for the Annual meeting. Also any location ideas? Will need more stamps.

Old Business:

Home Transition Continued Discussion:

- **HOA Attorney Advice:** recommends we talk with a probate lawyer. This helps us get official paperwork on the books.
- **New Laws:** What are the new legal rules that affect this?
- **Current Standing:** Where do we stand right now on the community list?
- **Minimum Action:** What is the minimum we must do to stay on the list?
- **Our Goal:** We always want to protect the community's best interests and aim to do our due diligence and be fiscally responsible.
- **Email** our attorney on the above.

New Business:
Project Approval form received regarding an awning discussion.

Meeting(s): 3rd Monday of the month: 8/17/26 at 7 pm. Annual Meeting 8/23 or 8/30?

Adjournment