

February 17, 2026

Present: Larry Wilson, Jim Mahoney, Bob Jepsen, Mike Johnston, Ellie Richards, Mike Dunne, Matt Nelson, Kathy Davis, Steve Gulling

Meeting called to order.

Approve meeting minutes from November. Mike Johnston discussed that there was an error in the November meeting minutes regarding MidAmerican Energy repairing the lights. Selby Electric is repairing the lights, not MidAmerican Energy. Motion made to approve November minutes and motion approved.

Question was raised regarding board meeting minutes due to no minutes on the website since October. The board met in November but did not have a meeting in December, and we did not have enough members present for a quorum in January. November minutes will be posted not that they are approved.

Steve provided the update on financials. The HOA currently has EBank Savings \$1,337.99, West Bank Checking \$27,702.19, Reserve \$89,991.39 Total \$113,031.57. There is \$13,340.00 to collect on the assessment and \$1438.00 on HOA dues. Bob brought up a question about the Earlham bank loan (roof loan). We discussed getting Steve on the Earlham bank loan so that he gets the monthly statement and balance on the loan. We have spent 11,587.50 on snow removal so far this year. Motion was made to approve the financials. The financials were approved.

Larry asked to put a cap on the concrete work needed. Steve reported that we agreed to spend \$15,000.00 on concrete from the assessment. A motion was made and approved to keep the cap at \$15,000.00 at this time. Discussion was made regarding how to move forward with determining repairs to be made with the limit. The board set a date to do a walk-through of the property to note issues with stoops and sidewalks. The meeting is scheduled for March 7, 2026, at 10am.

Larry brought gutters up as a discussion for the board. The board discussed problems concerning downspouts and gutters. Larry feels that we should replace all the downspouts. Steve agreed to walk the property with a gutter company to get an idea about what should be replaced. Currently, the HOA is not in a financial situation to replace all gutters. The board discussed that sidewalks and gutters are a big concern.

A homeowner approached the board regarding the large tree that is dead and needs to be taken down near building 65-69. Steve shared that he has contacted the property manager of the neighboring association because part of the property belongs to them. He wanted to see if we could work together to clean up the area. The property manager of the neighboring association is new and said he would get back to Steve. There was also discussion about homeowner fences sinking, broken, and in need of attention. The board

made note of many fences that need to be leveled and repaired during the October walk through.

Another homeowner brought up a question about putting together a directory of the homeowners in the association. Suggesting, we could ask the homeowners for permission to share the information for a homeowner's directory. Steve agreed to send an email to the homeowners to get information to create a directory.

Another homeowner asked for an update on all the projects from the assessment. Steve shared that we removed the dead ash trees, three days of clean up around the property, and lights will be fixed as soon as the ground is not frozen to bore the hole to fix the third light.

The homeowner also asked for the color of the trim paint on the building foundation. Mary Jo has a paint color she matched to paint her foundation and agreed to share the information.

Another homeowner brought up that the board should think again before asking for another assessment after raising the dues. This didn't sit well with many homeowners.

Visitors were asked to leave the meeting, and the board went to a closed session to discuss board issues and outstanding financials owed by homeowners.

Meeting adjourned at 7:15PM