

Meeting Minutes Feb 3, 2026

7pm at DLM Mezzanine floor

Attendees: Directors: Mike Mills, Nate Frankart, Zach Lawson

ASC: Dan King & Jason Anderson Admin: Carrie

Agenda Items:

1. **Proposed Annual Meeting date** - MARCH 24th, Carrie has applied for reservations at Clearcreek Township Facility for the Large Meeting Room 7-9pm
2. **annual meeting documents- review/feedback/corrections-** Board requested the dates to be updated as well as most to date bank account balance. Carrie will make updates and share with directors for approval to print and mail.
3. **current dues update** - Carrie will give an update for the number of homes paid in full for 2026 for Mike's presentation slides
4. **overdue dues (lien & collections) update** The board inquired about unpaid balances from 2025 and past. Carrie has mailed statements to homeowners with prior balances with a request to be paid in full by the end of February. At that time, directors can decide how they would like to proceed. Mike was going to ensure that property taxes were up to date and addresses on file were correct for the overdue homeowners.
5. **Mike's idea to consolidate mailings-** Carrie had concerns about time constraints and asked if it was possible to move the due date for annual dues to the end of March. That would allow more time to prepare both the invoicing and the annual documents to mail in one envelope. The board sees no problem with moving the due date to the end of March, other than changing the precedent. The board decided we can try it for 2027. Annual meeting discussion should begin in Fall 2026 to prepare documents earlier in 2027.
6. **Signatures for checks and appovement application-** complete. Kristen did not receive a check that was issued for reimbursement for 2025 Block Party expenses. Carrie will issue a new check.
7. **Reconciliation statements for review-** Carrie had an issue with transferring the Quicken files to the new computer and accidentally erased the backup quicken file. Carrie was able to pull a back up file but lost 2 months of work. An attempt was made to re-do the files and new reconciliation statements were prepared and printed. All reconciliation statements for the two months lost and the following months were presented. They are under review.
8. **Architectural Standards discussion-** Shed on Whispering Woods has had a tarp over it for several months. Carrie will send a letter inquiring for a timeline for intent to repair. Dan asked about murals on the side of the shed. The board requested a home improvement application.

Adjourned- 7:54pm

Next meeting proposed March 3rd @7pm

Signatures for Approval:

Mike Mills:  Date: 3/3/26

Nate Frankart:  Date: 3/3/26

Zack Lawson:  Date: 3/3/26