

**Homeowners' Association Board of Trustees
MEETING MINUTES
Tuesday, January 20th, 2026
Regular Session of the 2026 Board of Trustees –
The Club at Tartan Fields**

ATTENDEES/CALL TO ORDER

ATTENDEES: Trustees Louis Bonasso, Jim Walsh, Eileen Godinez, Jenn Palmer, Brian Peters and Jason Taggart were present. Also in attendance was Jennifer Grooms (Ohio Equity's Property Manager). The meeting took place at the Club at Tartan Fields.

CALL TO ORDER: 6:00 p.m.

1. Approval of Previous Meeting Minutes (attached)

- The Minutes of the Tuesday, November 18th, 2025 regular session meeting of the 2024/2025 Board of Trustees were unanimously approved. Mr. Walsh made the motion, Mr. Peters 2nd AIF.

2. Administrative

- There are currently 17 projects in various stages of completion. Mr. Taggart and Ms. Grooms to work with Mr. Bonasso on taking over this responsibility.

3. Financials

- a. November Financials. (BS/IS attached.) Ms. Grooms reviewed the financials and reported financials are in order. Ms. Grooms reported being over budget in ARB expense and also Street Light and Electrical repair as a result of DelCo and AT&T work being done in the community. Mr. Walsh made the motion, NMs Godinez 2nd. AIF
- b. Aging Report. (attached) Ms. Grooms reviewed the Aging Report and noted there are very few delinquent accounts.

- c. ARB expenses – discussion was made about changing the fee structure for ARB., The base line would remain and then the language “any other expenses as incurred” would be added to bill the owner for additional work. Discussion to be continued

4. Operations

- a. Speed Signs – Tartan Fields Drive – these have been installed, the request was made to gather data and present to the community after Q1.
- b. Contracts for 2026 Ms. Grooms presented contracts for 2026 for approval:
- Ahlum and Arbor – 3 year tree care program for \$37,125.00 was approved. Mr. Walsh made the motion, Mr. Peters 2nd AIF
 - Jerome Road tree project – work to start in Fall 2026 by Ahlum and Arbor. Vendor to provide species, layout and photos prior to work starting. \$56,727.00. Mr. Bonasso made the motion, Ms. Godinez 2nd. AIF
 - CLMS – Irrigation start up contract 2026. Approved with addition to checking electric at frequent intervals. Mr. Walsh made the motion, Ms. Palmer 2nd AIF
- c. Pond Study. Has been completed. Severe sediment build up reported on the Archer Lane pond and sever buildup at outflow on Glasgow pond. Manager to meet with vendor and ask for a cost for remaining 3 ponds study (cost not to exceed \$2500.00) and also an estimate for Archer Lane and Glasgow work to be done
- d. Sidewalk Project – Archer Lane and Cartgate Dr are next two locations, work approved and will start in Spring when weather allows (B&C Blacktop \$8,300.00, motion approved via email. (Unanimous).
- e. Fountain Spring maintenance – Jones to commence work when weather allows. \$1,125.00. Addition of another fountain at Archer Lane will be discussed after the sediment project is completed
- f. Summer flower/irrigation upgrade – Ms Grooms presented the summer flower contact and the estimate to raise the irrigation heads from 4” to 12”. This work will be sent to the board for approval following Mr. Peters meeting with Josh Rousculp of CLMS. Also for discussion will be working with the Golf Club to define responsibilities and a collaborative approach

5. Reserves

No report.

6. Legal

No report.

7. ARB

A discussion about reducing ancillary costs to reduce expenditure in 2026

8. Next Meeting Date – Tuesday, March 10th 6pm, Tartan Fields Golf Club. Meeting adjourned 7.10pm