

**Homeowners' Association Board of Trustees
MEETING MINUTES
Wednesday, May 20th, 2026
Regular Session of the 2026 Board of Trustees –**

ATTENDEES/CALL TO ORDER

ATTENDEES: Trustees Louis Bonasso, Eileen Godinez, Jim Walsh, Jason Taggart and Brian Peters were present., Jenn Palmer was absent. Also in attendance was Jennifer Grooms (Ohio Equity's Property Manager), and one homeowner

CALL TO ORDER: 5.59p.m.

1. Approval of Previous Meeting Minutes (attached)

- The Minutes of the Monday, March 9th, 2026 regular session meeting of the 2025/2026 Board of Trustees were unanimously approved. Mr. Bonasso made the motion, Ms. Godinez 2nd AIF.

2. Administrative

- Taxes filed and complete for 2025.

3. Financials

- a. Apri IFinancials. (BS/IS attached.) Ms. Grooms reviewed the financials and reported financials are in order
- b. Aging Report. (attached) Ms. Grooms reviewed the Aging Report and noted that there are delinquencies due to the beginning of the year and dues still being collected. AR Report shows \$12,068.02 past due for 2026

- c. ARB expenses – n/a

4. Operations

- a. Pond Study. On hold
- b. Sidewalk Project – project approved. B&C Concrete \$98,000.00. Mr Bonasso made the motion, Mr Walsh 2nd AIF, project to start later this summer.
- c. Fiber Optic Update -- Manager reported there are still multiple locations without power, including street lights on Mackenzie. All vendors are notified and is in process
- d. Spring Renovations -all discussed, report read and future items addressed. Fence at Brodie and Harriott to be addressed, Rocky Fork working on final estimate
- e. School Redistricting - email to be sent to community, board have to remain neutral on this matter, per legal advice.
- f. Mailbox Renovation -many mailboxes are starting to show age. Discussed as a future project.
- g. Swing Set Addition – manager presented options, cost around \$7500.00, to be addressed at budget season .

5. Open Discussion:

- a. Ross Avenue – railroad ties – manager to ask Rocky Fork for estimate for repair”
- b. Fence renovations – manager and Mr. Peters to meet with The Contractor Guys to discuss painting some this year and making this a larger capital item for 2027 per the Reserve Study.
- c. Irrigation – manager to ask J C Services for proposal to take over the irrigation management in 2027
- d. Landscaping – contract to expire this year, manager to present 3 proposals for 2027 season for budget conversation

6. Legal

No report.

7. ARB – n/a

- 8. Next Meeting Date – Wednesday, July 22nd, Tartan Fields Golf Club. Meeting adjourned 7.19pm

