

Meeting Minutes March 23, 2026

The meeting was called to order at approximately 6:30 PM. Quorum was established with sufficient homeowners present.

Approval of Previous Minutes

- Motion to approve the **December meeting minutes**
- Seconded
- **Vote:** Approved unanimously

Financial Report

Balances reported:

- Operating (Enterprise): \$15,503.21
- Heartland Bank: \$653,354.06
- Reserves: \$132,156.64
- Accounts Receivable: \$24,704 (including \$1,080 special assessment receivable)
- Total Assets: \$681,248.90
- Motion to approve financials
- Seconded
- **Vote:** Approved

Committee / Board Reports

Parking / Grounds

- Residents advised to stay on driveways due to soft ground conditions
- Landscaping damage from snow plows to be reviewed and repaired (expected starting April 1)

Exterior Lights

- Awaiting model information for new light fixtures
- Homeowners will be notified of correct replacement bulbs
- Reminder: keep exterior lights on; avoid switching off unnecessarily
- Report issues if bulb replacement does not resolve outage

Rules Enforcement / Fines

- Increase in fines for violations (parking, lighting, etc.)
- Board emphasized:
 - Rules have been communicated repeatedly
 - Proof (e.g., photos) is not required under current rules
- Homeowners encouraged to comply to avoid penalties

Spring Walkthrough

- Planned for **mid-May** (exact date TBD)

Resident Reminders

Pet Waste

- Owners must pick up after pets and dispose of waste properly
- Do not place waste in other residents' bins
- Concerns raised about:
 - Odor in common areas
 - Pets relieving themselves in private yards
- Discussion included differing opinions on ability to control pet behavior, but emphasis remained on courtesy

Children in Common Areas

- Children should not play in other residents' front yards
- Parents must supervise young children
- Safety concerns raised regarding use of stairs and private property

Owner Questions & Discussion

Siding Project

- Remaining buildings: 2400, 2404, 2408 Danbury
- Estimated completion: **1–2 months** (no firm date)

Construction Debris / Landscaping

- Contractors will address cleanup and lawn repair upon project completion

Lighting Issue (Unit 2408 B1)

- Work order submitted
- Replacement may be deferred if full fixture replacement is imminent

Vent Covers / Birds

- Missing vent covers reported
- Concern about birds nesting in vents
- Management to follow up with contractor

Seasonal Water Activation

- Expected timeframe: **mid April**, weather dependent

Lawn Service

- Expected to begin **after April 15**
- Seeding to be evaluated during walkthrough

Fines Communication

- Fines are:
 - Posted to owner accounts
 - Sent via email and mail
- Follow-up requested on unresolved account issues

Rental Fee Discussion

- New policy: **\$100 annual fee per leased unit (per lease term)**
- Homeowner questioned fee for lease renewals with same tenant
- Management stated:
 - Policy is determined by the **board**, not management
 - Similar practices exist in other associations
- Board response was interrupted due to technical issues and not fully captured

Adjournment

- Meeting adjourned at approximately 7:15 PM