

CLAIRMONT MANOR HOMEOWNERS' ASSOCIATION, INC.

P.O. BOX 371, CULPEPER, VA 22701

WWW.CLAIRMONTMANOR.COM

-A Covenant Community-

2025 Annual Meeting Minutes

3/10/2026 7:00 P.M. – 7:40 P.M.

Pepper's Grill, Culpeper VA

The meeting was called to order at 7:00 P.M. and was chaired by Joe Matusic. In attendance were Officers Joe Matusic and Page Timberlake. Directors Joyce Almquist, Stan Holleman, Heather Clancey, Annette Houghton and Joe Kendra.

All parties in attendance were introduced. Total of 17 homeowners present at the meeting.

An Agenda, a copy of the 2025 Finances and a copy of the 2026 Budget were presented to each attending member.

Present 2025 Accounting: After members reviewed the 2025 Accounting, the floor was opened for questions.

Approved 2026 Budget: Members reviewed the 2026 Budget. The proposed budget was created by the Treasurer based on the previous years' actual expenses. The 2026 budget was unanimously approved.

Present ACC Status:

ACC member Joe Matusic was present. Candice Southard and Jon Brick were not present.

Elect Board of Directors:

Current Board of Directors were voted on with members in attendance and the mail in votes by residents. Quorum has not been met at time of meeting, however more to come in.

### Open Discussions:

Several homeowners expressed concerned about dog waste not being picked up by dog owners. Joe Matusic will prepare a letter to be sent to homeowners on this subject.

### Adjourn Meeting:

There being no further business before the Board, the meeting was adjourned at 7:40 p.m.

Should you have any questions, please contact Page Timberlake, Secretary at (540)729-6109 or [page.timberlake@greenfiber.com](mailto:page.timberlake@greenfiber.com) or Joe Matusic at 703-598-5604 or [jmatusic@yahoo.com](mailto:jmatusic@yahoo.com) The general email address for the Board is [clairmonthoa@gmail.com](mailto:clairmonthoa@gmail.com).