

Colonial Hills HOA

Meeting Agenda for Monday, November 3, 2025

12205 Creighton Place

Call To Order

1. Approval of the minutes of Board Meeting on July 31, 2025
2. Delinquency report for assessments
 - a. 3 accounts are making monthly payments
 - b. special assessment update
3. Violations Update Report
4. Special Events Committee Update
 - a. No one has volunteered to replace members that resigned
 - b. Yard of the Quarter Contest Event was successful for October 1, 2025
 - i. Yard 1 – 4 votes, Yard 2 – 3 votes, Yard 3 – 16 votes, Yard 4 -14 votes, Yard 5 – 2 votes
 - ii. Prize \$25 Lowes gift card delivered on October 1, 2025
 - iii. Next contest will be January 1, 2026
 - c. Halloween Decorations Contest
 - d. Pumpkin Carving Party
 - e. Fall Festival including chilli cookoff will be November 8th
5. Email Consent Update
 - a. 66 properties have given approval
6. Storm water drainage system update
 - a. Working on creating a map of locations of all structures and pipes to get an estimate from Riverview Lawn Care to move forward with maintenance plan
 - b. Waiting to schedule excavation work until 75% of special assessments are collected and one of the detention ponds to dry up

New Business

1. Board vote on increase of \$25.00 for Annual Assessments for 2026
2. Insurance claim for damage to circle was filed
3. Board vote on allowing monthly payments for annual assessment starting in 2026
4. 2026 Board members
5. Board member continuing education
6. Discussion on changing our attorney from Frazier & Bowles to KBR Legal
7. Board vote on proposed budget for 2026
8. Additional maintenance required in 2026 previously done by volunteers
9. Board vote on having annual members meeting in the beginning of December in the community rather than scheduling Gardenville Recreation Center
10. Christmas Decoration Contest deadline December 18th
11. Plans for 2026 regarding new procedures and amending governing documents

Member Open Forum

Colonial Hills Homeowners Association, Inc.			
2026 Budget			
	Category	Subcategory	Amount
Income			
	Annual Assessment		\$30,300.00
	Collection Reimbursement		\$475.00
Expenses			
	PayPal Fees		-\$600.00
	Professional Fees		-\$3,875.00
	Administrative	Printer Ink	-\$500.00
		Postage	-\$500.00
		Office Supplies	-\$200.00
		Corporate Annual Report	-\$75.00
		Post Office Box	-\$175.00
	Insurance		-\$1,300.00
	Special Events		-\$1,150.00
	Utilities		-\$500.00
	Maintenance		-\$1,500.00
	Lawn and Pond Care		-\$19,200.00
	Deferred Maintenance		-\$1,200.00