

## January 26, 2026 Board Meeting Minutes

Meeting called to order at 6:04pm by president, Jack Mermod. Directors attending: Jack Mermod, Bill Simonson, Mark Weiner, Joan Fuquay.

Pledge of ~~Πέντε τέρμα~~

### Previous Meeting Minutes Approval

Joan Fuquay-motion to approve November 24, 2025 Board Meeting minutes.

(no meeting in December), second-Bill Simonson, all in favor, motion passed.

Jack Mermod-motion to approve November 24, 2025 Executive Board Meeting minutes, second-Bill Simonson, all in favor, motion carried.

Jack Mermod- woodchipper sale update- Larry and Dan tested it, cleaned up and took pictures; they agreed no longer used since tractor purchase, may list it for a lower price.

### Finance

Mark Weiner-reviewing monthly reports compared to previous year, our revenues have increased approximately \$15,000. Our only major expense in 2025 was the paving and walkways, we are in good shape.

We had 42 property sales in 2025.

### Greenbelt

Jack Mermod- Mark and I went to inspect the most recent GB list update and made recommendations for those to be looked at by our tree contractor; some were already cut down.

### Recreation

Jack Mermod- Not much activity this time of year, our pool chemical company closed, Greggs Pool Worx and we will need to find other vendors. I have been working with the owner of Pool Place trying to get a bulk rate and delivery.

In February/March we will contact Zach Kimbrough regarding the disc golf improvements.

Tennis courts- we will collect bids for re-sealing vs. re-paving and add a future agenda item for pickleball courts.

### Fire Safe Council

Jack Mermod-They do not meet until spring; we have the most recent Fire Wise Certificate for insurance discounts available on our website or at the office.

## Book Club

Mark Weiner- We had a great meeting in December discussing Project Hail Mary, looking forward to the movie coming out.

We meet this Friday, January 30<sup>th</sup> to discuss How Much of These Hills is Gold by Pam Zhang, next book TBD.

## New Business

Election Rules Approval- Jack Mermod- at the November 24<sup>th</sup> meeting the board approved the revised Election Rules to allow electronic voting, we posted and sent email notices to members to allow for the 30-day review period, there was no member feedback.

Mark Weiner-motion to formally adopt the Revised Election Rules prepared by Adams Sterling, second-Jack Mermod, all approved, motion passed.

Current board members Bill Simonson and Joan Fuquay's term will end in July; we will have 2 vacancies to fill. We will send a notice to members in March for nominations and the letter of interest deadline is in April.

## Pool Robot Purchase

Jack Mermod-Our pool robot that we currently use works well with the exception:

It has a 30 ft. fiber optic cable and has a timer that only lasts for a 2.5-hour cycle.

Twice we had to replace the control box when it was damaged, once when a member took it out of the pool incorrectly, at \$300 per incident. It was designed for a residential sized pool. We need 4-5-hour cycle to accommodate our large commercial sized pool. I propose we purchase 2 cordless robots, one for each pool that works through wi-fi and the rechargeable battery that lasts 5 hours. The last employee in the evening and drop them in each pool.

The cost is \$1900 each with a 3-year warranty.

Jack Mermod-motion to approve the purchase of 2 new wireless pool robots, second-Bill Simonson, all aye, motion approved.

Meeting adjourned at 6:52PM.