

The Views of Asheville HOA Annual Meeting – December 2, 2025

Meeting Opening

The Annual Meeting of the Views of Asheville HOA was called to order at 7:08 PM. Kathy notified all that the meeting would be recorded and received no objections. The meeting was recorded to assist with transcription. Cailan verified that a quorum was present with at least 16 lot owners in attendance.

Roll Call: The following homeowners were represented at the ZOOM Meeting: [total of 28 votes]

77, Gary and Diane Onderdonk	106, Kathy Gainey & Ed Donnelly
78, Diane & Neil Altman	(had Proxy for 76, Wynn & DeGeal; 91, Green
80, Molly McGaughey	104, Friedman, 108, Summey)
84, Dr. Toni Meador	110, Mike and Nancy Osborne
86, Margaret and Gerry Stanley	111, Bob and Marilyn Trapnell
88/90, Brad and Heather LaBarbera	113 Carolyn and Calvin Bolling
93, Jill Sagarin	115, Cailan and Alicia Curtis
95/97, Bill and Chandra Uhle	117 Sanjit Patel (for Kay Patel)
98/100, Lourdes Reich	116/114/112, Jean-Pierre and Dana Dubreuil
99, Rick and Diane Harvey	119 Steve and Sandra Barbour
102, Teresa Ohlson	

Administrative Items

Proof of Notice of Meeting: The notice of the annual meeting was sent by Cailan via email and U.S. Postal Service.

Approval of 2024 Minutes: The review of last year's minutes was completed on February 10th and posted to the HOA website.

Committee Reports

- The Architectural Committee report was distributed prior to the meeting, with one additional request submitted and voted on.
- The Landscape Committee report was distributed prior to the meeting.
- Steve Barbour provided an update on the Bylaws and CCRs Committee:
 - The subcommittee (Richard Green, Bill Uhle, and Brad LaBarbera) has been working to review and update the CCRs and bylaws.

- Redlined and updated draft documents and questions were forwarded to the HOA attorney.
- Once the final draft is received, a summary of major changes will be created and submitted to the membership for review.
- The proposed bylaws and CCRs will be presented at a special HOA meeting for a vote and approval.

Financial Report

Cailan presented the 2025 income and expenses as of November 15, 2025:

- Total 2025 income (dues and interest): \$31,629.05
- Total 2025 expenses from operating account (including \$6,500 transfer to reserve): \$25,806.88
- Estimated additional expenses through year-end: \$2,346.84
- Total estimated 2025 expenses: \$28,153.72
- This is \$2,855.28 under the expected 2025 budget
- Estimated year-end balance in reserve account: \$8,874.27
- Total estimated year-end balance in combined accounts: \$22,316

President's Report

The President expressed gratitude to:

- HOA members who helped with the community cleanup, providing food, water, drinks, bathrooms, and labor. The cleanup was divided into four events, allowing them to cover all areas.
- The team that organized the block party.

Financial notes:

- Fortunately, no trees fell during the year, avoiding a major cost.
- The cost to revise the CCRs and bylaws came in \$1,248 higher than budgeted.
- Because no legal advice was needed, they were able to use the legal budget, with only \$223 in excess costs.

The President thanked Nancy for her four years of service as Assistant Secretary and Treasurer as she steps down from the position.

2026 Budget Review and Approval

Key points of the 2026 budget:

- No increase in HOA dues, remaining at \$1,150
- Landscape contract cost remains the same as last year
- Plans to aerate and overseed common areas (last done in 2023)
- Slight increase in Bartlett tree expert costs for disease treatment
- No need to treat woolly algae (already treated this year)
- City stormwater taxes increased as expected
- Legal costs maintained at a higher level to complete CCR and bylaw revisions
- Reserve account funding maintained at \$6,500

A roll call vote was conducted for the 2026 budget approval, resulting in 28 yes votes and zero no votes. The 2026 budget was approved unanimously.

Election of 2026 HOA Board of Directors

The board decided to separate the positions of Secretary and Treasurer. Kathleen Gainey, Cailan Curtis, and Jean-Pierre Dubreuil volunteered to continue serving on the board. Teresa Ohlson volunteered to join as a fourth member. All four will be voting members.

With no additional nominations, a motion was made to close nominations. A roll call vote resulted in 28 yes votes and zero no votes. The HOA Members unanimously elected Cailan Curtis, Jean-Pierre Dubreuil, Teresa Ohlson, and Kathleen Gainey as the 2026 Board of Directors.

All board members will have signature authority on the accounts with First Bank. For the accounts at First Bank, we will remove Nancy Osborne and add Teresa Ohlson. All other board members are currently on the accounts. The board of directors for 2026 are as follows:

President, Kathleen Gainey
Vice President, Jean-Pierre Dubreuil
Secretary, Cailan Curtis
Treasurer, Teresa Ohlson

Meeting Conclusion

Jean-Pierre reminded everyone about a holiday party on December 19th at 5:30 PM at lot 116. The Annual Meeting for the Views of Asheville HOA was adjourned with wishes for happy holidays.

Cailan Curtis
Secretary/Treasurer
The Views of Asheville Homeowners Association
Attachments:

- 1.HOA 2025 Income as of 12/31/2025
- 2.HOA 2025 Expenses as of 12/31/2025
- 3.HOA 2025 Financial Summary as of 12/31/2025
- 4.HOA 2026 Budget (as approved)

Minutes Approved by Board of Directors

Kathleen M. Gainey
President
The Views of Asheville Homeowners Association