

**Edgewood at Everlands Homeowners Association
Board of Directors Meeting Minutes**

Date: March 3, 2026

Time: 6:00 PM

Location: Virtual Meeting via Zoom

I. Call to Order

The meeting was called to order by HOA Board President Michael Norrie. It was noted that the meeting was being recorded.

II. Roll Call and Quorum

Board Members Present:

- Michael Norrie – President
- Tony Dumler – Vice President / Secretary
- Lisa DeMino – Treasurer

A quorum was established.

Also present:

- Tammy Zalucky, Property Manager with Elite Housing Management

III. Proof of Notice

Notice of the meeting was posted at the mailboxes, pool cabana bulletin board, community website, and distributed via the weekly homeowner e-blast.

IV. Approval of Previous Meeting Minutes

The Board reviewed the minutes from the February 3, 2026 Board Meeting.

Motion: Tony Dumler

Second: Lisa DeMino

The minutes were approved unanimously.

V. Board Reports

A. President's Report

President Michael Norrie provided an update regarding community landscaping recovery following the recent hard freeze. The Board will coordinate with Bird's Lawn and Landscape and continue monitoring plant recovery.

B. Treasurer's Report

Treasurer Lisa Domino reported the following:

December 2025

- Operating Income: \$31,820.52
- Operating Expenses: \$25,179.15
- Monthly Surplus: \$6,641.37

Year-End 2025

- Total Income: \$385,082.24
- Total Expenses: \$329,850.57
- Net Operating Surplus: \$55,231.67

The Association ended 2025 in a strong financial position.

C. Vice President Report

No report.

VI. Committee Reports (Families with Children Committee)

Lisa Domino provided an update on upcoming community events:

- Community Movie Night: Saturday at 6:30 PM, Pool Cabana (*Zootopia 2*)
- Easter Egg Hunt: April 5 at 9:00 AM
- Egg Painting Event: April 5 at 10:00 AM

Additional community activities are being planned.

VII. New Business

A. Violation Fine – 520 Veridian Circle NW

The Board reviewed repeated violations regarding visible garbage and recycling bins in violation of Declaration Section 13.12.

Motion: Michael Norrie made a motion that the Board impose the maximum \$1,000 fine to the homeowner at 520 Veridian Circle NW.

Second: Tony Dumler

Motion approved unanimously. The homeowner may appeal before the Appeals Hearing Panel on March 17 at 6:30 PM.

B. Pedestrian Gates

After reviewing homeowner feedback regarding the pedestrian gates, the Board determined no changes will be made at this time.

The pedestrian gates will remain locked 24 hours per day, 7 days per week.

C. Capital Improvement Policy

The Board considered adoption of a policy requiring membership approval for capital improvements exceeding \$10,000.

Motion: Michael Norrie made a motion to adopt a policy requiring membership vote prior to approval of capital improvements exceeding \$10,000.

Second: Tony Dumler

Motion approved unanimously. A copy of the policy, as approved by the Board, is attached to these minutes.

D. Drainage Improvements – Veridian Circle NW

The Board reviewed ongoing drainage concerns in common areas behind:

- 592 Veridian Circle NW
- 596 Veridian Circle NW
- 600 Veridian Circle NW

Motion: Michael Norrie made a motion to approve drainage work (including the installation of a modified French drain) behind 592, 596, and 600 Veridian Circle NW by Bird's Lawn and Landscape for \$1,650.

Second: Tony Dumler

Motion approved unanimously.

VIII. Board Resignation

Board Member Tony Dumler announced his resignation from the Board. The Board acknowledged and thanked Mr. Dumler for his service to the community.

IX. Board Appointment

Per the Association bylaws, board vacancies are filled by board appointment.

Motion: Michael Norrie made a motion to appoint Bianca Terrier to fill the board vacancy of Vice President and Secretary for the remainder of the term.

Second: Lisa DeMino

Motion approved unanimously.

X. Open Forum

A homeowner asked about the Board appointment process and election vote totals. The Board advised that vacancies are filled by Board appointment in accordance with the bylaws and that vote totals may be obtained through the management company.

A homeowner requested information on obtaining a recording of the meeting and was advised to submit a records request.

XI. Adjournment

Motion: Michael Norrie

Second: Lisa DeMino

The meeting was adjourned at 7:02 PM.

Edgewood at Everlands Homeowners Association Policy Requiring a Membership Vote for Capital Improvements Exceeding \$10,000

The Edgewood at Everlands HOA Board of Directors hereby adopts the following policy regarding capital improvement projects:

Purpose

To promote transparency and ensure homeowner participation in significant financial decisions, any capital improvement project with an estimated cost exceeding \$10,000 shall require a vote of the membership prior to approval and commencement.

Scope

This policy applies to all capital improvements exceeding \$10,000, including but not limited to projects such as the addition of new amenities, installation of a water feature and/or the addition of a floating dock to the retention pond, upgrades to the pool cabana, installation of heating to the community pool, etc. [These are just examples.] Routine, budgeted operating expenses—such as landscaping, utilities, insurance, and management fees—are expressly excluded from this policy.

Emergency Exclusions

Projects classified as emergency repairs necessary to protect residents' safety or prevent immediate property damage (e.g., urgent irrigation system repairs) are exempt from the requirements of this policy.

Voting Procedure

- For any qualifying capital improvement project, the Board will call a special meeting of the membership. Notice of the meeting will clearly state that a vote on the proposed project will occur.
- A quorum for the meeting is established when 20% of the households (32 out of 162) are present, or represented by proxy, in accordance with Association governing documents.
- Upon reaching quorum, a simple majority of those present and voting will determine whether the proposed capital improvement project may proceed.

Amendments to Governing Documents

While this policy is not a formal amendment to the Association's Covenants, Conditions, and Restrictions (CC&Rs)—which would require a 75% membership vote—it represents a proactive measure by the Board to enhance homeowner engagement in the allocation of Association funds.

Effective Date

This policy is effective immediately upon adoption by the Board, March 3, 2026, and shall be communicated to all members.