

Jan 13,2026 HOA meeting minutes

Board members in attendance: Karen, Scott, Gregg, Donna, Carole

Not in attendance: Peter, Bill

Karen: 6:30 pm meeting called to order

Donna: Explains that due to an “uncontrolled” ballot sent out by the Park District Board, the park lot vote will be extended to Jan 31st.

Karen: Speaks positively about the potential \$200.00 increase in yearly HOA dues and lists the services that will likely be reduced/cut if the increase does not go into effect.

Donna: Goes through a thorough list and dispels the rumors/false stories told by people circulating a petition against the potential dues increase. When asked by the Board, nobody in attendance at the meeting was willing to substantiate or explain any of the charges and one resident said she was misled into signing the petition by the person who came to her house.

Carole: Presented to the residents the effect that a previous \$54 dues decrease has had on our current budget and budgets in the past. Had this decrease not been instituted it would have given the HOA an additional \$37,000 in operating income over the past years.

The meeting was then opened to residents’ questions which were many but are summarized here.

Residents wanted more clarity on the terms used in the financials and what was covered by “reserves” both now and in past years.

Can we label “reserves” as regular income?

Can budgets be distributed quarterly to every resident via email?

Can we reflect any fees and/or fines in separate columns instead of being listed as regular income?

Residents also suggested some ways to increase income for the HOA:

- 1) A buy/sell fee per each new house to be paid by the builders
- 2) An architectural fee on submitted plans for approval
- 3) A fee attached to the application of any new fence/pool proposals.

