

STOKESBERRY OWNERS ASSOCIATION

c/o Rose Management Co.

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2026 ANNUAL MEETING DRAFT RECAP

(this is not an official record of the meeting)

Wednesday, July 15, 2026

12:15 PM

1. Call to Order

2. Establish a Quorum

Established after technical delays, the Association Manager and one owner were present over Zoom. Five owners were physical in attendance at the meeting.

3. Reading and Approval of 2025 Annual Meeting Minutes

Moved, Seconded, and Approved that minutes would be accepted without review.

4. Unfinished Business / Questions or Concerns

No unfinished business

5. New Business

- Manager's Report, FY2025 Financial Statements, FY2025 Budget vs. Actual, FY2026 Budget, FY2026 Year-to-Date Financial Update
These documents were reviewed via Zoom but printed packets were not available at the meeting.
- Sign Fee Account Review & Funding Recommendations, Digital Sign Replacement Proposals, Special Assessments
The Operating Account and the Associations Sign Account are low due to major expenditures over the past 2 years.
The digital sign, at the corner of Eagle Road and River Valley. needs to be replaced.
The cost is approximately \$35,000.
A special assessment would be needed to fund purchase of a new sign and raise the reserve in the Associations accounts to responsibly prepare for 2027
At this point a quorum was no longer present and time allotted for the meeting had expired.

- —Parking

~~6. Election of Directors~~

7. Adjournment

Prepared by Rose Management Co.

DRAFT