

Halstead Glen Cluster  
Board Meeting  
March 27, 2025, via zoom

Attendees:

Samantha Gold -President  
Kim Malinsky -Vice President  
Bill Wright -Treasurer  
Frank Tobia-Member at Large  
Lisa Cornaire- Property Manager  
Kathy Rini- Homeowner

Call to Order – 7:05pm

Homeowner Open Forum – Homeowner brought up a maintenance concern regarding a neighbor's house. An inspection will be done, and the matter will be addressed with the homeowner.

Old Business- The board reviewed the draft reserve study. Two questions were brought up about the cost for second cycle expense on the following components: Front Monument Sign and Light poles & Fixtures which Lisa will inquire with the reserve analyst about. The following changes to the draft study were unanimously approved:

1. Change the cycle life for new asphalt to 15 years
2. Increase the expected interest income to 3% per year
3. Spread the increase in reserve contribution out between 2026 & 2027

Lisa will provide this information to the reserve analyst in preparation for the finalization of the study.

The board discussed moving the funds out of the Truist Reserve account into an account that can garner better than 2% interest income. Motion to move the funds to a brokerage account with Charles Schwab, unanimously approved. This account will be linked to operating to allow ease of funds transfers.

Samantha and Mara are working on flip book updates, more information will be provided at the next meeting on possible color options and other updates to the cluster standards.

Management Report- Lisa will send a reminder about the community clean up and BBQ upcoming. Lisa reports that there are about 23 outstanding assessments to-date. Lisa reports that she has been working with the landscapers on communication expectations and ensuring a good start to the season since this is their first year with the community. Lisa will be doing spring inspections soon.

Closed Session- To discuss ongoing violations. Motion to go into closed session, unanimously approved at 8:14pm.

Open Session- Motion to go into open session, unanimously approved at 8:21pm.

Motion to approve the purchase of a flat of 32 blue bells for \$213 for volunteer planting within the community common areas, unanimously approved.

Motion to Adjourn – 8:30pm