



Date: January 20, 2026

Time: 6:00 pm

Location: Derby Public Library

I. Call to Order/Attendance

Present:

- Bill Priebe – President
- Steve Shook – Vice President
- Darla Wigart – Treasurer
- Crystal Dawson – Secretary / Social Committee
- Galen Pape – Member at Large/Architectural Committee Lead
- Brianna Rhodes - Lake Committee Secretary
- Michael Wigart – HOA member
- William Henderson- HOA member
- Jennifer Henderson - HOA member

Meeting called to order at 6:00 pm by President Bill Priebe.

Opening remarks included formal recognition and appreciation for both Darla Wigart (Treasurer), and Tracey DiGregorio – who have both volunteered extensive personal time to restore and reconcile the association’s financial records. It was noted that the HOA had incomplete or missing financial documentation for multiple prior years, and their work has significantly advanced the association toward compliance. Financial records have been reconstructed and entered FreshBooks, with reconciliation efforts extending back to 2021 where possible.

II. Approval of Minutes

The Board reviewed the December meeting minutes.

- Motion: to approve the December minutes as presented.
 - Second: Yes
 - Vote: Motion carried unanimously
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III. Financial Report/Treasurer’s Update

The treasurer provided a summary of current financial status and reconciliation efforts:

Financial Reconciliation Status

- FreshBooks work continuing; records being reconciled back to 2021
- Bank accounts connected

Expense Report Total (12-16-2025–01-20-2026)

Total Expenses: \$4,803.07

Bank Account Balances (01-20-2026)

- **HOA Checking: \$22,360.50**

- **Savings:** \$25,255.52
- **Lake Checking:** \$1,638.74

Past Due Assessments

- **Total Past Due: \$10,450.00**
 - 36 past-due letters went out with 2026 invoices

PayPal

- PayPal fees concern; recommendation to use friends-and-family option to avoid fees.

FreshBooks

- Limitations discussed potential switch to QuickBooks within the next month or two. Getting quotes.

Nonprofit reporting obligations (1099's) confirmed.

Decisions

- Delay any aggressive collection actions until next month to allow time for homeowners responses to recent letters; then Bill will follow-up in person and consider liens/enforcement.
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V. Lake Committee/Lake Treatment

- First treatment paid: \$1,900
 - Second treatment cost discussed: \$6,000
 - Motion to hold off pending lake committee/AEC assessment
 - AEC advised they will schedule a second treatment if requested: Duckweed/weather-dependent; target decision timeframe – May 2026
 - Billing dispute: Clarification needed on which properties should be billed (full lakefront vs lake-view homes). Historical practice: some lake-view homes billed half-rate
 - Covenant language/letters
 - Other: Reported log in lake, lake committee/volunteers to remove; supervision planned ASAP
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VI. Landscaping/Lawn Mowing Bids

Bids were reviewed for 3 bids: Two Lawn Rangers, High Caliber, and A Squared

Observations:

- Two Lawn Rangers appeared high
- High Caliber proposal lacks fertilization plan; irrigation inspection and preemergent/crabgrass prevention recommended.
- Consider reducing frequency of tree/shrub control visits to cut costs

Decisions/next steps:

- Request clarifications from High Caliber and A Squared on scope, fertilization irrigation inspection, and pricing
 - Consider two year contract option to secure pricing
 - Darla to reach out to one last person to get one last lawn bid before voting by weekend
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VII. Insurance and Budget

- Insurance carrier: Liberty Mutal policy discussed and approved via out-of-board vote
- Liability concerns noted, especially regarding lake properties
- Insurance update will be scanned/attached to the minutes for transparency.

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VIII. 2026 Budget

- Preliminary numbers discussed; dues may need to be increased to cover rising insurance and lake treatment costs.
- Treasurer/finance to refine budget and present updates at next meeting

IX. Covenants & Compliance

- Issues discussed:
 - Enforcement of covenants (commercial vehicles, RV's boats. Trailers. Property modifications).
- Covenant language is ambiguous in places; follow historical billing/agreements while working towards covenant updates

X. Next Meeting

The next HOA Board Meeting will be held:

Tuesday, February 17th at 6:00 PM

Location: Derby Public Library

IX. Adjournment

The meeting adjourned at **7:10 PM**

Minutes recorded - Crystal Dawson, Secretary