

DRUID HILL BOARD OF DIRECTORS

MINUTES

AUGUST 17, 2026

At the home of Diane Caldbeck

PRESENT: Diane Caldbeck, Jeanne Cunningham, Ginny Gill, Jim Greenfield, Josh Kimelman, Mary O'Keefe, Patsy Shors, Steve Jacobs and Jeff Horner

1. The meeting was called to order at 4:35 pm. Quorum was established.
2. MINUTES
 - a. Josh made a motion to approve the minutes of July 20. Patsy seconded the motion. The motion was approved.
3. PRESIDENT'S REPORT
 - a. The Druid Hill HOA will have our Annual Meeting on October 19, 2026 at the Rollins Mansion. Jeff will send out a notice to all homeowners by September 19. A copy of the meeting agenda and the minutes from the Annual Meeting in 2025 will be sent along with the meeting notice.
 - b. The HOA budget needs to be approved at the Annual Meeting. Jeff will try to present a preliminary budget to the Board at our next meeting in September.
 - c. The Board continues to discuss how to put more money into our budget Reserve Account. This could be done through raising the monthly dues or raising the annual assessment.
 - d. Jeff mentioned a new law will take effect on January 24, 2027 which will require all HOAs to put 15% of the money collected from the monthly dues into a Reserve Account. We presently use the \$1,500 from our annual assessment to go directly into the Reserve Account.
 - e. There was a lengthy discussion about ways to put more money into the Reserve Account and if a new Reserve Study is needed.
 - f. Associate Reserves could do a Reserve Study for us and give the Board an analysis of all the HOA's needs for long term planning purposes. This study would cost about \$3,500. Jeff recommends we do a study.
 - g. At the next meeting, the Board will decide about moving ahead with a Reserve Study and if we need to raise our dues or our assessment amount.
 - h. Jim questioned Jeff concerning the taxes the HOA pays on CD interest. Jim thinks it is too high. Jeff will give Jim the tax returns.
4. TREASURER'S REPORT
 - a. Jim reviewed the financials for the month of July.

- b. July was an expensive month so Jim was unable to transfer money from the Operating Account into the Reserve Account. He hopes to transfer \$5,000 into the Reserve Account in August.
 - c. The irrigation system is up and running. There are rain sensors on the system. Jeff will get quotes on the cost for checking and maintaining the irrigation system for next year.
 - d. Patsy made a motion to approve the July Treasurer's Report. Josh seconded the motion. The motion was approved.
5. LANDSCAPING
- a. Steve Jacobs reported the next landscaping committee property walk around and needs assessment will take place on September 30.
 - b. Steve sent photos to all Board members showing the buildup of soil and debris in the creek by the Druid Hill gate. The area needs to be dredged so the culverts can properly drain.
 - c. The creek was last dredged in 2021. It should be done every five years.
 - d. The dredging work should be done in late winter/early spring next year.
 - e. The Board asked Jeff to obtain bids for this project and to pursue getting rebates/reimbursements from city.
6. OLD BUSINESS
- a. The trees of heaven are still causing a problem on the Klees' property (2866).
 - b. Lounsbury will come out and assess the issue. The HOA will cover the full cost of any treatment
 - c. Steve requested next year the Board pay Lounsbury time and material costs to come to the property and do extra weeding and trimming if necessary. Jeff and Steve will talk this over and come up with a plan for next year.
 - d. All concrete and driveway repair will be completed when the weather is favorable this fall
7. NEW BUSINESS
- a. Ginny proposed making the Fleur Drive gate area more attractive. The gates need to be painted and the landscaping could be improved. Ginny will contact Lounsbury for suggestions about plantings.
8. ADJOURNMENT
- a. Ginny made a motion to adjourn the meeting. Josh seconded the motion. The motion was approved. The meeting was adjourned at 5:55 pm.

NEXT MEETING WILL BE HELD ON SEPTEMBER 28,2026 at 4:30 pm

Respectfully Submitted,

Jeanne Cunningham