

DECEMBER 15, 2025

At the home of Diane Caldbeck

Aptos (Body)

RESENT: Diane Caldbeck, Jeanne Cunningham, Jim Greenfield, Josh Kimelman, Patsy Shors (by phone) and Jeff Horner

1. The meeting was called to order at 4:40 pm. Quorum was established.
2. MINUTES
 - a. Josh made a motion
MEETING
 - b. MINUTES
 - c. n to approve the November 24 minutes. Patsy seconded the motion. The motion was approved.
3. PRESIDENT'S REPORT
 - a. Diane reported that a work order has been submitted to CK Services to fix the broken globe on the light fixture by Mary Wonderlin's garage.
4. TREASURER'S REPORT
 - a. Jim gave his report on the November Financials. The biggest expenses were for landscaping including lawn mowing and fall cleanup.
 - b. Jeff reported that the Druid Hill HOA books will be closed on December 22, 2025. All bills that come in after that date will be paid in 2026.
 - c. Bills paid in advance were for tree maintenance and the Claypools landscaping project.
 - d. Jeff informed the Board that the operating funds will not be emptied out of that account at the end of the year. These funds will remain in the operating budget account and carried over into 2026.
 - e. Jeff files a tax return every year for the Druid Hill HOA. Jeff explained why and how the HOA pays taxes. Jim and Jeff think we overpaid our taxes last year. They hope we can get money back from the IRS this tax year.
 - f. By the end of the year, the HOA should have around \$10,500 in the operating account.
 - g. The insurance premium for the HOA will be due the first part of February. We will have enough money in the budget to pay this bill.
 - h. Jeanne made a motion to approve the Treasurer's Report. Josh seconded the motion. The motion was approved.
5. LANDSCAPING
 - a. The trees of heaven were removed last week.

- b. Diane will make sure that Steve Jacobs is kept up to date on any landscaping issues in the complex that come to her attention.

6. OLD BUSINESS

- a. Jeff signed the 2026 landscaping contract with Lounsbury Landscaping. The Board will control whether a fourth visit is needed to address landscaping problems. The biggest issue has been weed control. The Board can ask for bids from either Lounsbury or Snyder Lawn Care and then accept the best bid for this service, if needed.
- b. As a follow up to the discussion at the Annual Meeting concerning a Reserve Study, Jeff spoke to Kelly Croft. Jeff also reached out to Kevin White who did the Reserve Study from 2012. Kevin is fully retired and is not interested in helping with any future work.
- c. Patsy felt the consensus at the Annual Meeting was to not pursue doing another Reserve Study.
- d. Jeff said most HOAs are not fully funded to 70 percent in their reserve accounts. While it would not be feasible to have that amount in our Reserve Account, Jeff feels the Board does need to be consistent in adding money to the Reserve Account. The Board agrees.
- e. The \$1500 homeowners assessment per year will go into the Reserve Account.
- f. Another option when a capital improvement project is needed, is to assess the homeowners for that project and not touch the money in the Reserve Account.
- g. Jeff will take the Reserve Study and ask Chat GBT the amount of money we should have in the Reserve Account.
- h. At the Annual Meeting next year, the Board could ask the homeowners what capital improvements they think are necessary.

7. NEW BUSINESS

- a. Jim reported a phone call from Annette Wallace concerning water running into her bedroom windows. Jim pointed out to her that window issues are the responsibility of the homeowner.
- b. All the snow we have received over the last couple of weeks has required multiple visits by our snow removal vendor. This will cause landscaping to be overbudget for that line item.

8. NEXT MEETING

- a. The next meeting will take place over Zoom on January 19, 2026 at 4:30 pm CST. Jeff will set up the Zoom call. Diane will send out the minutes and agenda before that date.
- b. Diane will send an email message to all homeowners about any concerns they may want the Board to discuss.

9. ADJOURNMENT

- a. Jim made a motion to adjourn the meeting. Jeanne seconded the motion. The motion was approved. The meeting was adjourned at 5:25 PM.

Respectfully submitted,

Jeanne Cunningham

