

Meeting held 11/11/2025 @ 7:00 pm at Altoona Library

In attendance:

Board Members: Acting President Matt Gillon, Tracy Jackson Treasurer
Property Management by Design Representative & President: Jeff Horner
34 Homeowners, representing an additional 8 homeowners by proxy

Acting President Matt Gillon called the meeting to order.

Stated with 42 homes represented through attendance (34) and proxy (8), our quorum requirement of 1/3 (15) of homeowners was met to continue the meeting.

Jeff previewed:

- The agenda
- The nomination process
- The voting process

Jeff facilitated:

Nominations:

Opened the floor for nominations for additions to the board, all who were nominated accepted their nomination.

- Mary Kiester
- Al Grimm
- Doug Walter
- Kim Nelson

Matt announced that he and Laura will be moving, so to have a full board of 5 members, a vote is not needed with Tracy remaining on, and 4 nominations accepted. Roles will be determined in the next board meeting.

Budget:

Jeff gave an overview of the 2026 budget reviewing the numbers derived from a combination of what was paid in 2025, with an anticipated increase. His team calculates the percentage set aside for reserves rather than a dollar amount. With current dues we are at 25%, with the increase to \$330, we would be at 42.5% for reserves (\$141.50 per unit per month). 10% is the legal low limit.

Discussion - questions about the planned 2026 paint and roof costs? Jeff pointed out the budget is for operations, paint and roof are capital expenses, and would come from reserve funds.

Dues Increase:

Motion to increase to \$330

- 1st motion by Bruce Cox
- 2nd by Al Grimm

Discussion was only that the percentage on the slide didn't match the letter sent out. Jeff acknowledged that it should be 42.5, which was in the letter/email sent out.

Item 1 - Change in Voting Requirement: Adjust the percentage needed to approve changes to governing documents from two-thirds (2/3) to a simple majority (51%).

- 1st Motion by Joni Krois
- 2nd by Burce Cox

Discussion - We have different percentages from $\frac{2}{3}$ to 70% for different things within the covenants and by laws, it would be good to clean these up so they don't conflict or cause confusion.

Item 2 - Authority to Increase Dues: Allow the Board to increase dues by up to 10% annually based on the adopted operating budget. Any increase beyond 10% would still require approval by the membership under the governing documents.

- 1st Motion by Cindy Nelson
- 2nd by Robert Faust

Discussion points:

- 10% is too high a number, might consider 5%
- Preference is a discussion as to why the increase is needed
- Have to meet a minimum of once a year as per our covenants (anyway).

Ballots were tallied by Tracy Jackson, Treasurer and Jeff Horner.

Matt Gillon reported the results:

Dues increase to \$330 and \$495 (one unit) respectively effective Jan 1, 2026

Passed: 37 Yes, 3 No, 2 Abstained

Item 1 - Change in Voting Requirement: Adjust the percentage needed to approve changes to governing documents from two-thirds (2/3) to a simple majority (51%).

Failed: 15 Yes, 27 No

Item 2 - Authority to Increase Dues: Allow the Board to increase dues by up to 10% annually based on the adopted operating budget. Any increase beyond 10% would still require approval by the membership under the governing documents.

Failed: 10 Yes, 32 No

Jeff reminded everyone:

1. If you are set up on ACH, Property Management by Design will change the amount effective January 1, 2026, you need do nothing.
2. If you are paying annually or by check, make the check out to Eagle Creek Townhome Association (Not his company or the previous one).
3. If you have/had your bank sending a check, please review, we still have a couple sending checks to Stanbrough.

Dave Owens motioned to adjourn, Joann Workman seconded the motion.