

Official Board Meeting
Diamond Brook Townhomes
Monthly Board Meeting
April 20, 2026

The meeting was called to order by President Ron Brimeyer at 6:00 p.m.

Board Members Present: Ron Brimeyer, Dennis Bewyer, Mary Jo Madvig, Connie Nut
Jim Raftis, Steve Schuchmann. Absent Jeff Horner-Property Manager.

FINANCIALS;

Operating Account \$38,864.63
Reserve Account: \$127,124.77

All special assessments for siding except for unit #65, have been paid and are shown in the reserve account.

The budget reflects normal expense for the end of the winter and the beginning of spring e.g., irrigation start up. There are minor budget overages on a few expenses but the HOA has sufficient fund to meet those expenses.

RESERVE STUDY: The Reserve Study is actively progressing with the Reserve Committee proposing changes to items that more accurately reflect the needs of the Diamond Brook owners. A final Reserve Study is not likely until the fall.

PUBLIC MEETING AGENDA: The Agenda for the Public Meeting was reviewed and was similar to past Agendas. Homeowner will be asked to submit other items for the Agenda to be included for discussion. Items not included in the Agenda will not be addressed.

HAND RAILS: An adjustable hand rail (Zwinz Adjustable Handrails) for exterior front porches is acceptable provided it is painted with a french beige rustoleum paint. Ron will send out the specification to homeowners.

Other Business:

The May Board Meeting is to be held May 11th.
The Public Meeting will be scheduled for early Fall to provide additional time for completion of the Reserve Study.

A motion was made to Adjourn and was, seconded and approved. Meeting Adjourned

Respectfully submitted

Steven K Schuchmann
Board Secretary