

1/19/26 - Annual Meeting

- Board Members present: Tim, Shane, Umesh, Kyle, Jeremy
- Neighbors present: Brent, Larry, Chad, Scott, Dustin, Darren
- Location - Cedar Stone, connections room
- Treasurer Notes:
 - Balance
 - \$44,501.29 (1/19/26)
 - 5704.38 reimbursed in Jan 2026
 - Dues
 - 2025 - 189/193 paid. 4/193 unpaid. As of 1/19/26
 - Late fee of \$25 was assessed on Feb 1, 2025
 - 2026 - 78/193 paid as of 1/6/26. Tim picked up envelopes at post office and **Jeremy** will document those
 - Late fee schedule updated to promote due payments (see annual letter)
 - Cash flow update - Umesh
- Pond Maintenance
 - Received quotes from 2 companies other than previous company we were contracting through. Based on quotes and service, switched to Waspie Pines (Waterloo) from Prairie Creek (in Cedar Rapids)
 - Scott to adjust pond timing during summer (4 hours total)
- Lawn maintenance
 - Gets bids from Wapsie Pines and Royal turf for 2026, then decide on who to contract with
- Sign updates
 - Sign and landscaping complete
 - All reimbursement has been received from city
- 2026 HOA needs R&R
 - Board positions
 - Pres - Tim
 - VP - Shane
 - Treasurer - Umesh
 - Secretary - Jeremy
 - Board members
 - Phase 1 - Kyle
 - Phase 2
 - Phase 3
 - Phase 4
 - Phase 5
 - Phase 6 - Dustin Gruver
 - Phase 7
 - Phase 9
 - Phase 10 - Chad Gilles
 - Pond point of contact - Scott Rohlfen

- Tasks
 - Cash flow tracking
 - Dues tracking
 - Email monitoring and replies
 - Website upkeep
 - Bill paying
 - Pond rep
-Future meeting
 - *Spring 2026 - check with wapsie pines for lawn care quotes - can we bundle for additional savings*
 - *Discussion topics with lawyer - list from May 2024*
 - *Food, flowers, etc to show appreciation for Cedar Stone - **Jeremy** to ask*