

## 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 envelops 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 Wapsie 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 Rohlfsen

- 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*