

**Creekside of Wheaton Homeowners Association
2025 Annual Meeting
College of DuPage
Culinary and Hospitality Center
December 6, 2025
Meeting Minutes**

Households in Attendance: Bossingham, Brady, Bronson, Burke, Buscher (Zoom), Candela, Carter, Castaldo, Castle, Cetnarowicz, Gainer, Goerg, Hiestand, Martin, McCullough, Mulder, Ness, Norris, Rago, Samuelson, Taylor, Wente (Zoom), Weber, Zudycki

Call to Order: 10:10 AM

Ron Rago welcomed the meeting attendees and thanked the Board Members as well as the COD Event Coordinator and Technical Advisor who helped us get set up in this new venue. Ron noted that Gary Wente, our CHOA President, and Brian Buscher, our Director of Buildings, are joining us via Zoom.

President's Report - Gary Wente (via Zoom)

- Gary Wente explained that he couldn't join us in person because he just got home after two complex knee surgeries on 9/24 and 11/28. He'll be recuperating from home for another 4-6 months.
- Gary acknowledged that we had no new residents this year for the first time in quite a while.
- Gary also pointed out that, unfortunately, Kathy Pangle (1612 Stonebridge) passed away recently. She joined our community a little less than two years ago. The house will soon be going up for sale.
- Gary reminded residents that all of our Board Seats are two years in length and are staggered. Last year, Brian Buscher (1590 Stonebridge), Duane Ness (1576 Stonebridge), and Ron Rago (1601 Stonebridge) were elected to the Board. Thom Martin (1611 Stonebridge) filled in when Duane decided to step aside, and Bill Taylor (2070 Creekside) stepped back onto the Board when Thom stepped aside. Bill is assuming a new role as Director of Grounds. Gary thanked everyone who has served during the past year, noting that their contributions to the community are welcome. We have two vacancies for the upcoming 2026 term. Gary and Greg (Bossingham) are each running for another two year term. Electronic voting has been taking place via the email link and paper ballots were handed out at the meeting for attendees who had not previously voted. Residents are also free to write in candidates other than themselves.
- Greg Bossingham, our CHOA Treasurer, will present the annual budget later in the meeting. Gary reminded attendees that back in 2018, the Board obtained residents' approval to raise the monthly assessment to \$500 over a period of several years. It's been at this level for the past two years. The Board will be recommending that it stay at \$500 for 2026 as it feels that's an adequate amount to fund our operating expenses as well as capital needs over the coming year - despite the unanticipated additional

expenses we are incurring, which will be discussed later in the meeting. We anticipate the current \$500 level will be able to be held in place for the next two, possibly three years (depending on any unforeseen expenses).

- We've made a number of capital improvements in recent years and more this year. Roofs (\$500k) were replaced in 2021; full painting (\$152k), new driveways with curb cuts (\$164k), Stoop Repair (\$31K), and Retention Walls (\$14K) in 2024; asphalt sealcoating (\$5k) and coach light replacement (\$70k) this year. We're pleased that we've received positive feedback on the coach lights. Although we lost our previous handyman, we've been fortunate to find two new handymen (Noah and PJ) from the same source. They're both union carpenters and we've been very pleased with their work. Brian will go into it in more detail, but the originally planned capital improvement projects are behind us, and the unanticipated but necessary chimney repair/rebuilding is expected to be wrapped up by mid-2026. While it is true that our reserves have been drawn down as we've worked through these projects, with the exception of chimneys, the capital improvements were anticipated and were able to be funded as a result of the earlier decision to step up the monthly assessments to the current level. We've used our reserves well and expect to move into a capital rebuilding cycle once chimneys are completed in the first half of next year.
- The City of Wheaton continues to reimburse us for our grass cutting of the detention area, the only piece of property that our association owns.
- Gary thanked Jim Carter (1566 Stonebridge) for continuing to chair our Reserve Committee. A benefit of this committee is that it includes volunteers from both residents and Board Members who provide advice and counsel on planning for upcoming replacements. This planning began many years ago. It's been imperative over the years to look ahead at the long-term expenses and allow us to plan accordingly. It made it possible to complete the capital improvement projects mentioned earlier, as well as doing extensive repairs on retaining walls over the past couple of years. Jim will discuss this in more detail later in the meeting.

Building Maintenance Report - Brian Buscher (via Zoom)

- Brian acknowledged that the properties are beginning to show their age to some extent, requiring increased attention in 2025 and will again in 2026. Given the improvements we have and will continue to make, our homes will be more updated allowing us to worry a little less about major issues.
- This year's repairs include replacement of damaged mailboxes, trim and concrete caulking, asphalt sealcoating, gutter repair, gutter cleaning (twice), replacement and repair of rotting siding, trim and dripboards, and initial chimney maintenance.
- Most of the items identified at the Spring Walk Through were addressed, with the exception of sidewalk repairs (which were deferred when we became aware of the extent of the chimney issues). The sidewalk repair was not deemed to be severe enough, relative to the chimney issues, to address in 2025. We'll take another look in the Spring of 2026 and try to address them to the extent possible.
- Due to water overflowing from gutters during significant rain, the Board decided to review and hire a new firm (Ned's Home) to clean gutters. They flushed a significant

amount of debris in the first cleaning in July, and did another cleaning in late November. Most of the leaves had fallen at that point; however, if problems arise in the Spring, we can handle them on an individual basis. Otherwise, the plan is to return to a single gutter cleaning near the end of the year.

- Goldleaf handled snow removal last year and will do so again this winter season. Ice melt was used quite a bit last winter season and caused damage to grass edges along sidewalks and driveways. Accordingly, while we'll use ice melt when absolutely necessary, we'll be much more judicious in its use this season. As a reminder, we bring in Goldleaf for removal of snowfall of two or more inches. Below that is homeowner responsibility.
- For coach light replacement, every home received 4-6 fixtures and new bulbs (if needed).
- We completed the repair of three retention walls.
- Bill Taylor had brought in A1 Chimney Services last year. They've done an excellent job of providing imagery and photos of the problems they found during repair work on certain units. They replaced rusting caps, sealed cracks, applied chimney-saver to bricks and did full rebuilds of several courses of bricks in some cases. As a result of what they found during the earlier repair work, and given the age of the chimneys, the Board made the decision to have A1 assess all of our homes' chimneys over the course of 2025 and 2026.
- Brian noted a reminder of various homeowner responsibilities:
 - Door Replacement is the homeowner's responsibility. Board approval is required and it must meet the specifications and requirements of the November 2022 CHOA Homeowners Handbook. CHOA will reimburse up to a maximum of \$500.
 - Window Replacement is the full responsibility of the homeowner. Board approval is required and it must meet the specifications and requirements of the November 2022 CHOA Homeowners Handbook.
 - Gutter replacement is homeowner responsibility; CHOA will reimburse up to a maximum of \$750. Our new gutter vendor, Ned's Home, has already replaced a few in our community. Brian can provide a contact if necessary.
- As discussed, we've accomplished a significant number of capital improvements in recent years that have enhanced the look and value of our properties. The focus for 2026, in addition to finalizing the remaining chimney work, will be to replace the functional gables on all homes. They're showing their age and birds have been entering and building nests in many of them. The plan is to replace them with PVC that includes netting to protect against the birds. Brian will work over the winter to source product. Noah and PJ should be able to handle the installation.
- Finally, Brian mentioned that Noah and PJ have spoken highly of our residents and how they've been treated. We hope that our residents continue to treat them with respect. It's easier to have them work on our behalf when they're positive about our community. It's also very difficult to find good workmen and vendors so it's a win-win if we all maintain a good relationship with everyone working with us. Plus, the price is right with Noah and PJ.

- Gary commented that the reason we discovered the chimney issue was that Terry and Irene Gainer (1591 Stonebridge) had a gas fireplace insert installed and, in doing that work, their contractor alerted us to an issue with the cap. We brought in A1 to take a look and found extensive problems that necessitated a rebuild. That was the impetus for Brian coordinating an assessment by A1 of all of the chimneys in our community. It involved them getting on the roofs, taking photos, and providing us with a report. A majority of the homes were assessed this year; we'll continue with the remaining ones in 2026. The findings vary from around \$2,000 to as much as \$12,000 to \$14,000 per home. It depends on if they need to erect scaffolding and do a rebuild (in which case we need to pull a permit with the city).

Grounds Report - Bill Taylor

- Bill thanked Thom and Duane for providing him with the information they had to help Bill develop a report for this meeting being that he stepped into his role as Director of Grounds in early November.
- Weekly contracted services for mowing, edging, trimming, fertilization, weed control, and pruning took place throughout the growing season.
- Spring and Fall cleanups were performed.
- An application of grub control was not administered last Spring due to an oversight. It will be administered property-wide this coming Spring.
- New sod was installed at multiple addresses primarily due to grub damage.
- We replaced grass on the parkways in a couple of locations with ground cover where heavy shade prohibited good lawn growth.
- Damaged / dead bushes were replaced.
- Trimming of trees throughout the community was completed to encourage continued growth and enhance appearance.
- Bill commented that while our buildings (e.g., doors, windows, siding etc) must all look the same throughout the association, we allow residents to put their own personal touch on landscaping. Most associations do not allow this level of flexibility. What our residents have and continue to do in this area is beautiful. The variety and beauty of what our residents have done is showcased during our annual Garden Walk.
- Bill noted that, since returning to the Board, he's seen many questions pertaining to what's trimmed or not trimmed, what's covered or not, what's mulched or not etc. Essentially, what is the homeowner responsible for when it comes to landscaping? In response, Bill would like to take a proactive approach by working with our contractor that provides these services, going property to property with them. For each property he intends to have them clarify up to what point they mulch, up to what point they are responsible for the spring and fall cleanups, trimmings etc. Essentially, what is their responsibility and what is the responsibility of the homeowner. Bill's objective is to have this information documented and conveyed back to each homeowner. Set the expectations.
- Bill and Gary plan to meet with Goldleaf before next season to clarify what we expect from them - specifically at each property as well as overall. We have 52 different properties so it will be challenging. Bill stated that he'll do his best to carry out his plan.

- Bill asked for the homeowners' patience with him. He knows he doesn't have the expertise of Stacey Bronson (our long-time Director of Grounds), but he said it was a pleasure for him to come back onto the Board. He looks at this, not as a chore, but as an opportunity to interact with our residents and especially to get to know some of the newer homeowners.
- Gary expressed his thanks to Bill for jumping back onto the Board and stated that he's always been a blessing to our community.

Reserve Committee - Jim Carter

- Jim introduced himself. He and his wife, Barb, have been Creekside residents for 26 years.
- Jim provided a good historical context now that our units are over 40 years old.
 - The early years were fairly easy since everything was new so not much went wrong.
 - Jim was a Board Member in 2000 when the roofs needed to be replaced for the first time. We had a roof committee but it was not an easy subject at the time because it required a special assessment. We couldn't ignore the roofs so it was approved; however, it was a wake up call for the importance of planning ahead - especially as the homes were aging.
 - In 2005, the Board undertook an engineering reserve study to identify capital expenditure needs including timing and estimated costs. This provided a blue print for what was lying ahead of us at that time.
 - In 2015, the Board established another Reserve Committee which Jim has been on ever since (and currently Chairs). The committee set out to identify potential contractors and send out RFPs (Request for Proposal) as the previously identified capital expenditure (CapEx) projects were approaching. The first was painting in 2017.
 - By 2018, the Board and the Reserve Committee foresaw a cluster of CapEx projects in front of us. Cost estimates were established and the Board had to consider funding source options. Four different options were put in front of residents and voted upon. Ultimately, a 10% per year step-up in association fees was approved, capping our assessments at the \$500/month level that we've had in recent years. Jim noted that this proactive action made it possible for us to fund the various CapEx projects over the past five years as Gary mentioned in his President's Report. This was all accomplished with no special assessments.
 - Jim's Reserve Report identifies the CapEx projects completed over the past five years as well as the current and future projects. His report includes the associated costs as well.
- Chimneys were mentioned earlier in the meeting. Once this project is completed in 2026, the next known CapEx project will be the next paint cycle in 2030.
- Overall, we're in good shape and, as we get through 2026 (Chimneys and Gables), expect to move into a multi-year period of rebuilding our reserves.
- Jim noted that the committee will need to focus on the question of siding. Our current cedar siding is 40 yrs old. We'll need to explore options and ultimately decide on the best

future course of action given our needs and the importance of taking a financially responsible approach to using our resources.

- Jim acknowledged and thanked the other committee members which currently includes Brian Buscher, Bill Taylor, Richard Bronson, Greg Bossingham, and Ron Rago.
- Gary thanked Jim for his ongoing service on the Reserve Committee and the perspective he brings as a long-term homeowner and member of past Boards.

Treasurer's Report - Greg Bossingham

- Greg reviewed the various financial reports that were emailed to homeowners prior to the meeting. He broke it into three areas:
 - 2025 Actual Forecast vs Budget
 - 2026 Budget
 - Cash Reserves
- **2025 Actual Forecast vs Budget (through 10/31/25).** Greg began with a high level summary of this year's results. Income (monthly assessments) is on budget. Operating Expenses (before Capital Items) are \$22K under budget - primarily because of the diligent management of our volunteers who handled Buildings and Grounds through the year. Capital Items are \$63K over budget. Capital Items are large projects that generally cost big money, are not part of ongoing operations, but also improve the appearance and value of our properties.

Operating Expenses include the following:

- **Building Maintenance** is \$18K under budget (\$55K Actual vs \$73K Budget). Big items in this category include Carpentry, Snow Removal, and to a lesser extent Driveway Maintenance and Gutter Cleaning.
- **Ground Maintenance** is \$9K under budget (\$78K Actual vs \$87K Budget). The biggest items in this category include General Ground Maintenance (regular mowing and trimming etc), Tree Removal / Spraying, and Ash Tree Treatment (which is done every other year). Lesser items included Lawn Replacement, Grub Control, and Power Raking / Aeration / Overseeding.
- **Insurance and Administration** is \$2.7K under budget (\$9.0K Actual vs \$6.3K Budget), mainly due to savings on Workers Compensation Insurance costs.
- **Interest Income** is \$1.5K below budget (\$3.5K Actual vs \$5.0K Budget) because our cash balance was lower than expected given the extra spend on chimney repairs.

Capital Items had four main projects that impacted our cash reserves this year:

- **Stoop Repair** (we budgeted \$10K but decided to defer until 2026 because other larger needs arose),
- **Retention Walls** (two walls were replaced; spent \$41K vs \$48K budget),
- **Outside Coach Lights** (spent \$70K vs \$75K budget), and

- **Chimney Repair.** As Brian and Gary discussed earlier, the extent of this item was unexpected. We budgeted \$7K for normal repair work (in past years, we've only had to do relatively minor repairs on two or three chimneys). Since becoming aware of the extent of issues, we've spent almost \$92K on this item in 2025. We've had to budget an even larger amount for 2026. Large numbers but this is a safety issue. In addition, ignoring the problem exposes our properties to the potential of water damage inside of our homes which then would become the financial responsibility of homeowners. The Board felt we had no choice but to take a proactive and aggressive approach to dealing with it once we had evidence that we were dealing with a larger problem.

Overall, Net Income after Capital Items was \$41k below (worse than) budget. Again, Operating Expenses were \$22K under budget, but Capital Items were \$63K above budget (due to the Chimney issue).

Fortunately, we came into the year with a Cash Balance of \$136K which was more than sufficient to handle the adverse impact the chimney issues had on our budgeted results. Accordingly, we project an ending year balance of \$106K (vs an original budget of \$147K).

Our current **Balance Sheet** (at 10/31/25) has \$53.7K in Cash. It's split between Checking (\$8.9K), Savings (\$17.3K), and Money Market (\$27.5K). This is the first full year of using a Money Market account. We try to keep as much in this account as possible because it's currently yielding 4.25% vs 2.40% in our Savings account. As noted above, we project to end the year with an overall Cash Balance of \$106K.

- **2026 Budget.** Greg moved on to the 2026 Budget Report comparing it against the 2025 Actual/Forecast.
 - The Income 2026 Budget is the same as 2025 at \$312K.
 - Building Maintenance 2026 Budget is \$53.1K vs 2025 Forecast of \$54.6K
 - Grounds Maintenance 2026 Budget is \$90.0K vs 2025 Forecast of 78.4K. The increase is because 2026 is a mulch year, which costs about \$15K.
 - Insurance, Admin, Tax and Interest 2026 Budget is \$6.9K vs 2025 Forecast of \$5.4K.
 - The Net Income before Capital Items 2026 Budget is \$162.0K vs 2025 Forecast of \$173.6K. Again, the difference is primarily because 2026 is a mulch year.
 - The Capital Items 2026 Budget is \$210K vs 2025 Forecast of \$203.3K. It includes the following:
 - Stoop Repair \$10K (had been deferred from 2025).
 - Retention Walls \$10K (one wall left).
 - Chimney Repair \$150K.
 - Gable Project \$40K.

- The Net Income after Capital Items 2026 Budget is a \$(48.0K) loss, vs 2025 Forecasted loss of \$(29.8K). The respective losses are due to the Chimney Project (\$150K budgeted cost in 2026, following a \$90K forecasted cost in 2025).

Greg provided additional perspective on the 2026 Budget:

- 2026 being a mulch year adds \$15K to the budget relative to 2025.
 - We budgeted \$30K for tree removal in 2026, after only spending \$22K in 2025, because our trees are getting older. We know some trees will need to be taken down.
 - We budgeted \$25K for general ground maintenance in 2026. We spent \$43K in 2025, but only \$22K in 2024. Bill will work closely with Goldleaf as previously discussed.
 - The biggest items for Building Maintenance are \$29K for Carpentry and \$17K for Snow Removal.
- **Cash Reserves.** Greg began by providing an historical summary of our cash reserves. The proactive action taken by previous Boards helped us enter 2021 with \$469K in cash reserves. That allowed us to replace the roofs later that year for a cost of \$500K, but we took advantage of contractor offered no interest financing for half of it - now fully paid off. We then rebuilt reserves up to \$350K at the beginning of 2024 which allowed us to complete four capital projects that year: painting (\$152K), driveway replacement (\$164K), stoop repair (\$31K), and retention walls (\$14K). As previously noted, we were still able to enter 2025 with \$136K in cash reserves. This year we replaced outside coach lights (\$70K), repaired additional retention walls (\$41K), sealcoated our driveways (\$5K), and got a jump on the chimney repair (\$92K). So, looking back over the past five years, we've spent over \$1MM in capital improvements - without any special assessments! That does not happen without good planning. Thanks again to the foresight of our previous Boards.

As mentioned, we forecast \$106K in year-end 2025 cash reserves. Given the capital improvements slated for 2026 (primarily chimneys and the gable project), we project cash reserves will end 2026 at \$58K.

Finally, Greg provided Cash Reserve Projections through 2032. While we would have preferred that our projected year-end 2026 cash reserves not dip below \$100k, we have no choice but to address the chimney repair. However, beyond 2026, there are no capital items planned for the subsequent three years (2027 through 2029). We project this will allow us to enter 2030 with over \$400K in cash reserves. We're projecting a spend of \$200K that year for the next paint cycle. (Ron noted that we shorted the paint cycle from seven to six years, and will plan to be more diligent with prep work before the actual painting begins. This is in response to the problems encountered by many of our South facing units given their heavier exposure to sun). In summary, our plan is to rebuild cash reserves over a period of several years once we get beyond the capital expenditure projects currently budgeted for 2026. We'll do that by controlling our operating expenses

and, hopefully, avoiding unanticipated capital expenditure surprises as occurred with the chimneys. We recognize that our buildings are over 40 years old so things could happen. Also, Jim mentioned, we'll need to study the siding question and report back with possible options. In the meantime, since there's nothing we see on the horizon beyond 2026, our thought is that we can hold the monthly assessments at the current \$500 level for at least the next two or three years; possibly more if we avoid unexpected items.

June Goerg (1642 Stonebridge) commented that when she moved in about 21 years ago and went on the Board shortly thereafter, we didn't have a reserve fund. Jim Bove (2072 Creekside), who was Board President at the time, was instrumental in creating a reserve fund and subsequent Boards have had the foresight to bring it to the state it is today.

- Gary complimented Greg on the clarity of the financial reports and presentation. He also asked for a motion to approve the 2026 budget.
- **Motion to Approve the 2026 Budget:** Jim Carter (1566 Stonebridge), seconded by June Goerg (1642 Stonebridge). The 2025 Budget was approved.

Voting for Board of Directors

- Gary acknowledged that he and Greg are the only people on the ballot for the two open Board positions.
- He asked that if others wish to serve, please let us know. He commented that he won't try to mislead by minimizing the amount of work involved. It's often referred to as a part-time job but it really isn't. A day generally doesn't pass where there isn't some type of communication between Board Members. However, we save money (between \$60-\$100k per year) by not using a management company - which instead goes into our reserves. He knows from experience with his law practice that management companies, without exception, are expensive and difficult to work with. Further, we would still need a volunteer Board to "manage" the management company.
- Many people already voted online; others used the paper ballot and voted at this meeting. Gary asked that if anyone else wants to stand for election, to let us know now. Thom has tallied the votes. Thirty four units voted. There was one write-in for Richard Bronson who did not otherwise express an interest in joining the Board at the present time. Gary acknowledged he would make a great future Board Member. Otherwise, the results were unanimous to reelect Gary and Greg to the Board. Ron as Secretary confirmed the results.
- Gary accepted the next two year term. Greg also accepted the next two year term.

Questions / Comments

- June Goerg (1642 Stonebridge) asked about the snow removal contract. Specifically, what is the snow threshold for a visit, and how many visits are covered under the fixed amount that we pay? Gary clarified we have ten "operations" included in the contract. An operation is defined as them coming out when there is more than two inches of snow. Beyond ten inches may count as two operations to the extent they need to come out

twice. An ice melt application and a snow removal are each considered individual operations. So we have ten operations (whether snow removal or ice melt) during the contract period that runs from November 1st through March 15th. Our annual contract cost is \$18K. For each operation beyond ten, we essentially pay an hourly rate that will likely cost us about \$3,000 each. In recent years, the contractor (now Goldleaf) has come out ahead. Although at the time of this early December meeting, we've already used two (and I believe as of this writing it's now up to three).

- Gary also addressed the complaints we've received about Goldleaf. He understands and acknowledged that they haven't always met our expectations with regards to landscaping as well as snow removal. He informed residents that we did request bids from some other contractors but were disappointed in the lack of interest and responses. It's very difficult for an HOA to get a landscape contractor and a snow removal contractor. Reasons include the increased expense for them to operate, immigration issues resulting in staff shortages, and HOAs often develop a reputation causing many larger contractors to avoid working with them. It often results from individual owners instructing or making demands on work crews. They'd rather work with a large shopping center than an HOA. Gary commented that we have a good group of owners but he's had private conversations with some that feel we need better contractors. The bids that did come back were higher than Goldleaf (for example, the landscaper that handles Adare Farms presented a bid that was literally twice what we pay Goldleaf). So there's a balancing of what you get versus what you pay. Gary said that he personally likes Goldleaf. He acknowledges they're not perfect. There are some supervision issues. As was mentioned earlier, we'll address that by meeting with the owner over the winter. Gary also mentioned that we're trying to keep the monthly assessments at the current level. If the landscape budget had to double, our monthly assessments would go up by \$100. Bill also commented that he's bid out the snow removal services in the past. He said they all work on the same basis so it's unlikely we'll get better service at a better price anywhere else.
- Linda Weber (1620 Stonebridge) commented that there are big chunks of ice on part of her quad's driveway. She's concerned that someone may slip, especially given the increased traffic with the estate sale at 1612 Stonebridge. She wasn't sure if Goldleaf would be coming back. Some driveways are clean and others are still at least partially covered. Bill Taylor acknowledged the remaining snow is unfortunate but commented that some people shovel their own driveways before Goldleaf comes out, while others drive over snow before Goldleaf arrives and their plow can't pick up all of the packed snow. Sue and Thom Martin (1611 Stonebridge) also commented that their driveway is slightly sloped so they regularly salt it themselves to make it easier to get up into the garage. Greg also commented that because ice melt counts as one of the ten operations in the contract, we try to be judicious and balance having them come out versus not. We talk as a Board, especially when it's close as to whether or not they should come out. It's not always obvious what the best course of action is. Last year they overdid the ice melt and caused substantial damage to grass and bushes. We need to avoid that this year.
- Gary commenced that we're back in the season of our annual "mailbox demotion derby". So far Jim and Barb Carter are the initial "winners", having had their mailbox knocked

down by either a plow or someone coming around the curve too quickly. The City brought out temporary mailboxes. The permanent ones will be installed in the Spring. Replacing the post and two mailboxes, with labor, costs us about \$1,200. The Association covers that cost.

- Gary expressed his personal thanks to the current Board Members, also Thom Martin and Duane Ness who served earlier in the year. He also thanked Stacey for her past contributions and expertise on landscaping and her continued willingness to make herself available for any guidance needed. Ron also mentioned that Stacey has made it clear she is always available to help Bill or others with any questions.
- Bill Taylor was also thanked for again returning to serve the community. And for bringing in the coffee and munchies for this meeting.
- Thom Martin reminded everyone that we have a website: "choawheaton.org". It's a great resource if you have questions, including the By-Laws, the Homeowner's Handbook, Resale Documents, and lots of other pertinent information. We thanked Thom for his ongoing efforts, serving as our webmaster and maintaining the website.
- June Goerg expressed her thanks and how blessed we are to have volunteers willing to serve. Sue Martin expressed the same.
- Gary commented that while the Board meets periodically via Zoom, we occasionally have the need to bring in someone from our community who has a particular expertise. Also, serving on a committee allows people to participate without being a Board Member. It provides a great view as to what it takes to manage an HOA. Please let us know if you have such an interest.
- Gary thanked residents for their continued patience and understanding as we try our best to balance taking care of the community while controlling expenses. He acknowledged that \$500 a month is not inexpensive but it's allowed us to make improvements that will help our home values.
- Gary asked meeting attendees how they felt about the venue at COD. The attendees overwhelmingly loved it. Gary clarified that the library no longer rents rooms to large groups on weekends. He explored about six different venues. This was the least expensive and it included IT support. It's not far away from our homes and the parking is very close to the entrance door and meeting area. Plus, the meeting room itself is spacious and comfortable.
- Finally, Ron commented that while Gary was away from his house for over two months, he did NOT miss a beat. With the exception of the two surgery days, he was available and working with the Board on Association business every single day.

Motion to Approve 2024 Annual Meeting Minutes. Richard Bronson (1659 Stonebridge), seconded by Kathy Bossingham (1640 Stonebridge). Minutes approved as written.

Meeting Adjourned: 11:26 AM.