

Chamberlain Square 2026 HOA Annual Meeting Minutes

Good evening,

Here are the minutes of the meeting on January 20th:

1. Introductions 6:30-6:35

2. Voting for the Board 6:42-6:50

3. No old or new business 6:50-6:55

4. Maintenance 6:55-7:25

*Kathy raised an inquiry about the cleaning service regarding consistency and quality

*Kathy suggested checking the fire alarms in each building

*Kathy suggested possible tree removal from the front side of the buildings

*Russell suggested installing gutter guards. Kathy suggested installing them on the buildings most prone to clogging (3807/3809) and postpone installation on the other buildings

*Russell said that his maintenance provider will fix the front doors and the dumpster fence

*Kathy wants to fix the lights along the sidewalk of the picnic area to increase visibility at night

*I suggested installation of water pressure monitoring devices on pipes to control water expenses

*Brian suggested a higher deductible as a way to mitigate rising cost of insurance

5. Election Results 7:25-7:38

*The board now consist of me, Kathy, Brian, Fareed, and Bob

*Officers are still the same -

-Fareed - President

-Bob - Vice President

-Me - Secretary