

HOA Annual Meeting Minutes

February 17, 2026

1. Call to Order

The Annual HOA Meeting was held on February 17, 2026.

2. Board Member Elections

- Three board positions were available.
- Chris Watson and Dela are currently running. One additional position remains open.
- Brittany and Cheryl will remain on the Board.
- Jo and Floyd are rolling off the Board.

Volunteers and Board Interest:

- Susan Branch expressed strong interest in serving. The Board will follow up regarding a specific role, including possible compliance assistance.
- Meagan Ingram volunteered to serve on the Board.

3. Financial Report & Dues Update

- The HOA is transitioning to PAYHOA for 2026.
- 2026 HOA dues will be \$225.
- Dues will not be considered late until June 2026 to allow residents time to adjust to the new system.
- The 2025 Profit & Loss statement was distributed.
- A \$5,000 retainer was paid to a new attorney to file liens for unpaid dues.
- Two sinkholes have been identified and will require repair in 2026.

4. Community Concerns & Discussion

- Residents expressed concerns regarding fence and mailbox maintenance.
- The Board is considering hiring a management company to oversee covenant enforcement and compliance.
- Residents expressed concerns about speeding traffic entering from Arbor Ridge.
- Chris Watson plans to contact the Arbor Ridge HOA once formed to address traffic concerns.

5. Community Engagement

- The Spring Fling event was discussed positively, with plans to host additional community events.
- The Welcome Committee initiative was discussed, including establishing a budget for welcome gifts for new residents.

6. Adjournment

The meeting was adjourned following community discussion and closing remarks.