

Date: 08/23/2025

Chaz Mott, serving as President of the Board, opened the meeting and welcomed attendees. He briefly described the purposes of our meeting and reminded people of future scheduled meetings, on October 18th to elect three Board members and on January 17 when we'll hold our annual meeting.

Marylou Jones, Treasurer, gave the Treasurer's report as follows:

- At the date of the meeting, all residents have paid their annual dues, special assessment and County access fee; Marylou thanked members of the community for paying in full the amounts due this year
- Current checking account balance is \$19,649.31; the Gate Reserve balance is currently \$7,250.27; the Roadway/Taxiway Reserve balance is \$18,168.42; and we have a supply of Gate repair parts with a cost of \$1,261.00; this leaves the POA in a healthy cash position and has allowed us to begin to grow a Reserve balance held in bank savings to conduct future repairs on our valuable infrastructure
- The required repair of approximately 500 feet of Happy Landing Drive was funded by the recent special assessment and was completed within the budgeted amount of \$19,425, including both the roadway repairs as well as 45 tons of sand to rebuild the roadway edge and allow for new grass to grow along the roadway to stabilize paved edges
- A new Gate receiver was installed at a total cost of \$1,006.69 vs. budget of \$1,000., replacing the old unit and allowing us to acquire new remote control units to replace the older remotes that are no longer available; the POA purchased 40 remotes and is providing these at cost to residents who request them
- In 2026, there will be a need to purchase a number of new lock sets for the mailboxes, primarily to replace locks as properties turn over

Randy Baxter, Member at Large, reported on a number of items:

- Randy managed the process of replacing the Gate receiver and remotes and reported that this work was completed within the budget of \$1,000 and that all but one remote have been distributed to residents who requested them
- Randy also managed the repair of the Happy Landing roadway section and reported that this was completed within budget and involved leveling and resurfacing but not replacement of the roadway base; additional repairs will be needed over time on Happy Landing due to its original construction and this is why the Roadway Reserve is being built over time
- Randy is also working on getting estimates for future crack filling and resurfacing of all roadways, aiming to establish accurate budget numbers for future repairs and budgeting of Reserve balances as these become necessary

- In addition to these projects, the group discussed the general maintenance of all our properties, involving lawn mowing, repair of house siding and the presence of mold on structures; the group discussed various ways of enforcing proper maintenance by homeowners, particularly those who do not live in the community, including possible formal notices, fines and the like
- There are currently approximately 64,000 square feet of common area being mowed by volunteers, with additional areas mowed by PPL; we discussed the possibility of putting all common areas under contract to ensure that regular maintenance is accomplished and certain areas that need improvement, such as the Maple entrance to Happy Landing Drive, are maintained properly

John Tipton and John Duncan discussed the electronic voting system we will now use, Election Buddy. This system will allow us to vote in person, by proxy or electronically, with the aim of achieving 100% voting participation by all residents, even if they're not present in the community. First formal use will be at the October 18th meeting to elect three Directors. The two Johns described the system and we conducted a mock election to demonstrate how the system is used. We took questions from the group and all agreed this will be a useful addition to our voting procedures. The cost of the system to Brady Landing is \$36. per election, regardless of the number of people voting.

We reminded people to consider nominations for the three Board positions and noted that the three incumbent Directors, Marylou Jones, Randy Baxter and Jesse Bean, will run for re-election. Chaz Mott and Bob Williams will remain as Directors for another year and will come up for re-election in October, 2026. The purpose of this scheduling is to stagger Board elections to allow for continuity in the conduct of Board responsibilities. The Board member election is being held in October because we want to allow new Board members, if any, to work with the current Board to get up to speed prior to each year's Annual Meeting in January. Roger Gwinn told the meeting he will run for a Board position.

#### Q&A:

A Q&A discussion was held to solicit ideas and input from attendees. Questions included amount and due date for dues (\$800. annual dues due by December 31 of each year; County access fee of \$240. due by June 30 of each year) and whether amounts due can be paid in increments. We prefer to receive payments in the full amount by the due date each year, but will work with people who need to pay these amounts in increments.

A further discussion took place on maintenance of roadway edges, given that vegetation growing on roadsides is in certain areas undermining paved edges. Property owners are asked to apply some form of weed killer or surface grooves along all roadway edges adjacent to their properties to limit erosion of paved surfaces.

The group discussed at some length the process by which residents can raise issues they'd like to have addressed by the Board. We discussed the By law changes made at our last

annual meeting and the process under the By laws by which new requests can be presented to the community for voting and approval. In summary, the By laws describe the process for residents with ideas or requests to document approval by 25% of BLA residents, at which point a motion will be created for all community members to vote on, either by special election or at the next annual meeting. We discussed this process and recommended that residents with ideas discuss them with other community members for their approval. John Duncan and John Tipton, who helped develop the By law amendments, agreed to work with residents to assist with any such ideas that might be raised. We are sending attached to these minutes a copy of the By laws so that everyone is familiar with this process.