**Paynes Landing HOA – Executive Summary**

**Meeting Date:** September 9, 2025

**Time:** 6:32 p.m.

**Board Updates**

* Dan appointed Treasurer, strengthening financial oversight.
* Other board members remain the same as last year.

**Financials**

* 2025 expenses: ~$26K (largest = mowing/grounds).
* Operating budget: $35K; tracking to finish **10–15% under budget**.
* Bank balance: ~$28K; HOA financially stable.
* 86% of 2025 dues collected; ~$10K in older past-due amounts under collection.
* Online payment option launched → improved dues collection.

**Governance**

* **CCRs finalized**: clarified rules on fencing, sheds, home-based businesses.
* Approval/record-keeping form posted online to document prior approvals.
* **Bylaws revision planned**: clarify board terms, officer roles, turnover process, and set thresholds for major purchases/capital debt requiring community vote. Target completion by year-end.

**Neighborhood Improvements**

* Dead trees removed, medians trimmed/mulched, new waste station installed.
* Street striping and paving completed (Aug 2025).
* Exploring power installation in common areas (to support events/fountain).
* Fountain for pond under consideration.
* Possible entry sign being researched (requires city approval).

**Community Engagement**

* Successful Back-to-School Bash in August.
* Halloween event planned (including pet costume contest).
* Social & Welcoming Committees seeking volunteers.
* Winners of the gift card for attending the fall meeting are Steve and Jana Givan, 144 Swilcan Bridge Way

**Next Steps**

* Finalize bylaw revisions.
* Continue past-due collections with new CCR tools.
* Explore infrastructure projects (power pedestals, pond fountain, signage).
* Build email list for improved communication.
* Annual meeting scheduled for **March 2026** (board positions opening).