

HUNTINGTON TOWNHOMES HOMEOWNERS' ASSOCIATION

BOARD MEETING AGENDA

JANUARY 21, 2026

ZOOM - GENERAL 7:00PM

Executive Session to Follow

EXECUTIVE SESSION:

1. Call to order
2. Executive Session minutes: November 19, 2025
3. Patio Cover Update
4. CC&R Enforcement
5. Old Business / New Business
6. ARC Requests
7. Adjournment

GENERAL SESSION:

1. Call to order; confirm quorum of Board
2. OPEN FORUM:

Per Davis Stirling Act (3 minutes per owner). If the board can answer the question great, if not then the Board President needs to inform the owner that the board will discuss / research and get back to them through the mgt co. Members must comply with the conduct restrictions referenced below.

*Note: personal issues, violations, hearings (CC&R enforcement) and delinquency issues can only be discussed in EXECUTIVE SESSION.

3. General Session minutes: November 19, 2025
4. Financial report for: October 31, 2025 & November 30, 2025
5. Vendor Correspondence
6. Old Business / New Business
7. Adjournment

Meeting Conduct Notice: The Board of Directors and Association Members must conduct themselves in a businesslike manner. The following conduct will be strictly prohibited: Profane or obscene language; racial, ethnic, gender, religious or age-based slurs; shouting, or yelling; physical threats, including non-verbal communications such as gestures or using body language in such a way as to intimidate; pounding on table or throwing things; and all other disruptive behavior which does not allow members to peacefully observe the proceedings, or which impedes the ability of the Board to peacefully conduct its deliberations and the members to peacefully observe those deliberations. All in attendance must behave in a professional and orderly manner.