

Thursday, January 22, 2026

4:34 pm

Pegasus Office

Attendees: Linda Mothershed (President), Dana Wavle (Treasurer), Don Ryckman, Don Arbogast (Vice President), Sharon (Pegasus), Michael(Pegasus), Christy Shaffer (Secretary), Rob Southwood absent. Zoom link was open.

January Home Owner Association Meeting Minutes

- Approval of December meeting minutes. Motion made to approved by Don R. And seconded by Don A. All in favor.

- **Treasurer's Report**

- Budget ended the year in the positive. \$11,656.07
- Many Accounts have been prepaid. HO can pay with DoorLoop for \$.99 with the upgrade of DoorLoops Proplan
- New "Income Statement" spreadsheet helps to show a more detailed picture of expenditures.
- Michael to check on expenses 4000-950 rebill to owner.
- Researching Duke energy charges that were being deducted from the old National Bank account.

- **Landscaping**

- Blue Stone to remove large branch from Red Oak tree behind units #22-26. This tree split during a recent storm. They will leave the fallen branches.
- Natures Link agreed to a 4% increase in their fees for the year vs. 9%.

- **General Maintenance**

- AccuLevel is to come to Waters Edge by the end of the month to check on units #66, 3, and 48.
- Work orders need to be consolidated to 1 list via Door Loop. Old completed work orders should be removed from this list.
- Sharon calls HO when request is not the HOA responsibility and when orders have been completed. All work orders need to be received through Door Loop and not specifically asked to Mike and Jeremy.
- Door Loop sends emails and texts messages(if signed up for) with notifications.

- **Communications**

February 21st will be the Chili Cook-off. This event will be held at the Talons. Time to be determined.

March 21st (Saturday) will be the Annual HOA meeting held at the Nest. Doors will open at 9:00 for a social hour and the meeting will begin at 10:00am. Will test Technology before the meeting ask Monte.

April 18th Spring Cleanup and pitch-in. Starting at 10:00 am by the pool. Rain date will be the following week, April 25th. Projects that may be included, painting the gazebo, clean up behind the units from trash and things that have blown off of decks, spring planting all ideas are welcome.

- **Major Projects**

- Certa Pro- will meet to walk property in early March with Don A., Don R., along with Mike and Jeremy. Don A is to give the go ahead if all is agreed upon at this meeting.
- Concrete- priority will be the driveway paving, Bill R. and Don A, to walk property together.
- Retaining Walls- gathering quotes for work that needs done Bryson and Grayson to bid.

- **Old Business**

- Motion to transfer all but \$1,000 from Old National Bank account to the Fifth Third Bank primary checking account. For accounting purposes, this transfer will move the entire reserve account and all but \$1,000 from the operating account. The remaining balance in the operating account will be moved to Fifth Third Bank and the account closed by December 31, 2026. This will allow any stray transactions to clear. Motion was made by Don A. and seconded by Don R.
- Survey to be sent out to compile information on key collection for unit entry incase of emergencies.
- Michael will send out Proxy's for Annual meeting
- Correct emails are needed in Door Loop contacts.
- HOA Boards responsibilities State Law Care(entire community)/Loyalty(support the entire community and each other)/obedience(respect and civility). PSA signed a code of conduct last year with the new board formation. We will have new members sign.
- Present Board members and their terms (as of this upcoming annual meeting). Christy and Rob- 1 year left of 3 year term. Linda and Don A. 2 years left of a 3 year term. Dana W. is up for election of 3 year term.
- Chimney flu from All Swept Up has been looked into. The company recommends a camera to inspect the flu due to the age of the units. Other companies are being contacted for some of the work that was suggested.

- **PSA**

- New Board and Home owner Association representatives are very engaged. They have decreased spending without approval from \$20K to \$5K.

Next meeting will be held at Pegasus Property, Thursday February 19th at 4:30

Motion made to adjourn meeting by Don R. Seconded by Dana W.