Black Rock HOA Annual Meeting Minutes

December 9, 2025

1. Call to Order

President Chuck Schmieler called the Annual Meeting to order at 10:00 a.m.

2. Presentation Materials

The 2025 Annual Meeting slide presentation is incorporated by reference into these minutes and is available on the Association website.

3. Board Review

The Board reviewed:

- 2025 Officers and Directors (Slide 2)
- 2025 Community Highlights (Slide 3)

Discussion included community growth initiatives, road turnover planning, and ongoing development within the community.

4. Approval of 2024 Annual Meeting Minutes

A motion was made by Mary Small and seconded by Jerry Collis to approve the 2024 Annual Meeting Minutes.

Motion Passed.

5. Association Status Report

The Board reviewed the current state of the Association (Slide 4), including ongoing litigation matters.

The Board advised members that:

- Litigation is currently in the discovery phase.
- Legal counsel has recommended limiting public discussion of case specifics.
- The Board continues to pursue opportunities for mediation and settlement where appropriate.

6. Roads and Infrastructure

The Board reviewed road turnover planning and infrastructure matters (Slide 5).

Based on current information, the Board anticipates funding both anticipated road turnover expenses and legal expenses without a special assessment.

7. Community Programs

The Board reviewed community programs and activities (Slide 6).

Sharon Rome provided an update on the Wreaths Across America program and thanked volunteers and contributors for their support.

Additional community initiatives, welcome programs, development activity, and potential future opportunities for Association-owned property were discussed.

8. Treasurer's Report

Because Treasurer Jay Henn was unable to attend, former Treasurer John Davis presented the financial report (Slides 8–14).

Topics reviewed included:

- 2025 financial performance
- 2026 operating budget
- Reserve funding and long-term capital planning
- Current and anticipated legal expenses
- Road turnover funding assumptions

The Board reported that no dues increase is planned for 2026.

Members asked questions regarding legal expenses and reserve planning, which were addressed during the presentation.

9. Proposed Rule Changes and Bylaw Amendment

The Board reviewed proposed rule changes and a proposed amendment to increase the Board of Directors from four (4) to five (5) members (Slides 16–17).

Discussion included:

- Construction bonds and contractor accountability
- Protection of roads and stormwater infrastructure
- Contractor parking requirements
- Communication procedures
- ACC enforcement and appeals procedures
- Rationale for adding a fifth Board member

Member comments and questions were received and addressed by the Board.

10. Voting

Members voted on the proposed rule changes, bylaw amendment, and Board matters using ballots distributed at the meeting.

11. Member Comments

During open member comments, members raised questions and concerns regarding future construction activity, contractor management, and community governance.

12. Adjournment

A motion to adjourn was made and seconded.

Motion Passed.

The meeting adjourned at **11:30 a.m.**