

BLACK ROCK DEVELOPMENT OWNERS ASSOCIATION

Board of Directors Meeting Minutes — September 17, 2026

Board of Directors Meeting

Date: September 17, 2026

Time: 5:30 PM

Location: 118 N. Shore Drive

Board Members Present

- Meredith Howdyshell
- Jay Henn
- Levi Lewis
- Keith Davis

Guests in Attendance

- Ron Phillips
- Nicole Davis
- John Davis
- Shaun O'Hara

1. Approval of Q2 Board Meeting Minutes

The Board reviewed the Q2 Board Meeting Minutes from June 16, 2026. The minutes were approved as presented.

2. Board Composition and President Role

Following Chuck's resignation from the Board, the Board voted to have Keith Davis assume the role of President, effective immediately.

The Board also discussed the need to fill the Secretary position previously held by Keith Davis.

3. Member Request for PVC Perimeter Privacy Fence

The Board discussed a new fence request submitted by the same owner involved in a previous fence matter that was litigated by the Association. The Board and ACC noted that the current request is similar to the previously litigated matter.

The Board agreed that the request should be reviewed by Association legal counsel to determine the appropriate course of action.

4. Governing Document Cleanup

The updated Architectural Control Committee and Landscaping document is complete and currently in the review process. The goal is to publish the updated document in October 2026.

5. Fence and Watercraft Policies

The ACC met on September 2, 2026, and approved the updated Fence Policy and new Watercraft Storage Policy, with minor changes.

At the September 17 Board meeting, the Board reviewed the policies as a courtesy and for informational purposes. The Board had no objection to the policies being published to the membership.

6. Treasurer's Report

As of the projected end of the Third Quarter, expenses are running below forecast in the majority of budget categories. Small overruns in tax preparation, website maintenance, and insurance have been offset by underruns in landscaping, storm cleanup, supplies and purchases, and emergency spending.

The Treasurer reported that, assuming no significant unexpected expenses occur during the Fourth Quarter, funds may be available for transfer to reserves at year-end. An updated budget summary will be distributed to members prior to and presented at the Annual Meeting.

Given the Annual Meeting date of December 5, 2026, the proposed 2027 budget must be completed and distributed to members no later than November 25, 2026. The Board agreed to convene in mid-November to review and approve a proposed budget to be developed by the Treasurer.

The Board discussed the potential establishment of a new Reserve Account for legal and extraordinary operating expenses and agreed to enter into discussions with the Association's landscape contractor regarding 2027 costs.

The Board also approved an additional payment to Travis Ellis, PLLC, to cover past and anticipated legal expenses.

Mr. Henn provided an update on the ongoing effort to update the Association's reserve studies and capital plans. A preliminary sensitivity analysis indicates that the Association's financial position is **still solid, even though** the Association was unable to contribute excess operating funds to the capital reserve account during 2024 and 2025.

The final results of the analysis will be considered in developing the draft 2027 budget, which will be discussed by the Board in mid-November and presented to the membership at the Annual Meeting.

7. Other Business

None.

8. Next Meeting

The Annual Meeting is scheduled for December 5, 2026. The Board will finalize the meeting location and agenda.

Adjournment

There being no further business, the meeting was adjourned.

Subsequent Board Actions

The following actions occurred after the September 17, 2026, Board meeting and are provided for informational purposes. These actions are not actions taken at the September 17 meeting.

September 21, 2026 — Secretary Appointment

The Board voted to appoint Cindy Davis to fill the open Secretary position through the end of 2026.

September 22, 2026 — Advisory Committee

The Board voted to establish an Advisory Committee consisting of Mary Small, Ken Rome, John Davis, and Shaun O'Hara.

The Committee's purpose is to improve the quality and availability of information provided to the Board. When requested, the Committee will provide information and advice to the Board. The Board retains responsibility for making Association decisions.