

# **BLACK ROCK DEVELOPMENT OWNERS ASSOCIATION**

## **Board of Directors Meeting Minutes**

Date: June 16, 2026

Time: 5:30 PM

Location: 238 Gov Eden House Road

### ***1. Approval of Q1 Board Meeting Minutes***

The Board reviewed the March 25, 2026 meeting minutes. The minutes were approved as presented.

### ***2. Review of Q1 Action Items***

All completed action items were acknowledged. Ongoing governing document revisions remain in progress.

### ***3. Property Management Company Discussion***

The Board reviewed property management options. NABO's costs were determined to exceed the value of services offered. The Board agreed to remain self-managed and revisit the topic if future needs change.

### ***4. Governing Document Cleanup***

The Board agreed to form a small working group to review, consolidate, and update the governing documents for presentation during Q3.

### ***5. Fence Policy***

The Board reviewed the draft Fence Policy and agreed it will be finalized and published with the updated governing documents.

### ***6. Boat Storage Rule***

The ACC will draft the final Boat Storage Rule, communicate it by August 2026, and incorporate it into the updated governing documents.

### ***7. Treasurer's Report***

2026 assessment collection is complete. Three lots incurred \$120 in late fees. Expenses remain below budget. Insurance premiums increased due to last year's legal claim. No 2026 legal budget has been spent. Reserves total \$66,071.70. A Reserve Study will be completed before year-end to support the 2027 budget. The Board approved donating \$100 of late fees to the Merry Hill Volunteer Fire Department.

### ***Other Business***

No additional business was brought before the Board.

### ***Next Meeting***

The next quarterly Board meeting will be scheduled during the third quarter of 2026.

### ***Adjournment***

There being no further business, the meeting was adjourned.