

Villas at Auburn Meadows HOA
February 22, 2026 - 2:30 p.m.
MINUTES

Present:

Board Members:

Kay Cannon, Georgia Fiering, Mike Smith, Jeanne Edmondson, Deanie Gustin, Harry Falter

Resident Members:

Debi Churchwell, Agho Armoudian, Robin Allen

Meeting was called to order by Mike Smith, President.

Reports:

1. Minutes: A motion to approve the November 23, 2025 minutes and the January 4, 2026 minutes was made by Jeanne and second by Georgia. Motion passed.
2. Financial: Kay Cannon distributed and discussed the current Financial Report. A motion to approve the current Financial Report was made by Deanie and second by Harry. Motion passed.
3. Report on bids to resurface roads: The four bids received are: Pavement Pro, American Asphalt, Merritt Paving and Sealing Co. and City Pavement. Jeanne's research on the bids showed no negatives. Mike Smith led a discussion to decide which bid would best meet our needs. The Pavement Pro bid was selected. Mike will coordinate with them and is looking at May 1 as a possible start date. Tentative cost is \$8650.25. A motion to approve was made by Deanie with a second by Georgia. Motion passed.
4. Auburn Meadows Update: Their next meeting has been rescheduled for March 10, 6:30 pm at the clubhouse. Dates to remember: Easter Egg Hunt - March 28; Garage Sale - April 24-25; July 4th celebration - June 27.
5. Lawn update: Pre-emergent has been applied to all lawns and front entrance. They will be trimming Crape Myrtle trees at front entrance and inside the gate.
6. Architectural Committee: Harry will inform residents of paint color requirements. Will obtain paint cards with appropriate colors to give to each to help with their exterior paint needs. Also will try to make contact with residents to give them architectural form necessary to request home improvements. Will keep a file on all.
7. Our next Villas HOA meeting will be Sunday, May 24th, 2:30 PM.
8. Mike made a motion to adjourn with a second by Deanie. Meeting adjourned 3:40 pm.

Debi Churchwell, Recorder