

VILLAS AT AUBURN MEADOWS HOA BOARD MEETING MINUTES

November 23, 2025 – 2:30 p

Present:

Board Members:

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

Resident Members:

Debi Churchwell

Meeting was called to order by Mike Smith, President.

Reports:

1. Minutes: A motion to approve the August 24, 2025 minutes was made by Deanie and seconded by Jeanne. Motion passed.
2. Financial: Kay Cannon distributed and discussed the current Budget Report. A motion to approve the current Budget Report was made by Georgia and second by Deanie. Motion passed.

Old Business:

3. Sign Board: Mike reported he will stain the post of the new message board after Thanksgiving, weather permitting.

Committee Reports:

4. Lawn Update: The lawns were treated with post-emergent on Monday November 17th.

New Business:

5. Auburn Meadows Report: New Officers are: Melissa, Tom, Deanie, Jan, Donna, and Jim Curran.
6. New lawn service for Auburn Meadows is Mateo, a resident of Auburn Meadows.
7. Mike will get estimates to repair our street/have it sealed. Hope to have the work done in the spring. Cost to be determined. We hope to use our reserve money for the repairs.
8. Tree limbs in the backyard of 17918 are dead and need to be removed before they cause damage. A letter will be sent to the company which owns the property.
9. Annual HOA dues will not be raised for 2026. Dues will be rounded off to:
House - \$1400
Duplex- \$1120
A motion to approve was made by Deanie with a second by Georgia. Motion passed.
If street repairs are more than anticipated we may have to do an assessment. Hopefully our reserve money will cover the costs.

10. The fence in the central commons is very dirty. Needs to be cleaned. Mike will check with lawn service to see if they can do.
11. Our next board meeting will be Sunday January 4th, 2:30 p.m. The 2026 budget will be finalized and voted on.
12. A motion was made to use designated money from the budget for the front entrance to replace current Christmas decorations for the gate. Motion made by Kay with a second by Harry. Motion passed.

Deanie made motion to adjourn with a second by Georgia. Meeting adjourned at 3:30.

Debi Churchwell
Recorder