

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
January 13, 2026
Final

Board Members Present: Mike Snapp, Bonnie Blades, Ginny Rice, Susan Rork (Teams), Allen Fine (Teams), and John Latham

Board Members not Present: Tony Spakauskas, Jack Andre, and Adrian Stanton

Staff Present: Rhea Webster – Association Manager

Property Owners: None Present

Call to Order: Mike Snapp, Vice President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 6:30 p.m. All meetings of the DPPOA are recorded, and Robert's Rules of Order govern the proceedings.

Approval of Minutes: Bonnie Blades made a motion to accept the minutes from the December 2, 2025, meeting. The motion was seconded and passed unanimously. The minutes were accepted as distributed.

President's Remarks: None offered

Office Update: Rhea Webster reported the following:

- Grover's Lawnscape, LLC was called in to treat hills and intersections for the December 5th snow event at a cost of \$4,930.00.
- Statements for the upcoming fiscal year, which begins July 1, must be processed and mailed by the first week of February. Fees for FY 2027 will be discussed and approved during this meeting.

Committee Reports and Roundtable:

Operational/Roads Committee: No report

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. Fees for the upcoming fiscal year, which begins July 1, 2026, was raised for discussion:

- The draft budget was discussed by the Finance Committee, and a copy of that draft budget was distributed previously to the Board via email.
- The Covenant Fee increases each year for inflation.
- The Mandatory Assessment (MA) has not increased since its inception in 2014. It was set at \$55.00 per year for a developed property and \$20.00 per year for an undeveloped property at that time.
- After discussion, the following motion was made:

Motion: Bonnie Blades made a motion to increase the Covenant Fee of \$133.00 per lot to \$140.00 per lot per year and to increase the Mandatory Assessment from \$55.00 to \$100.00 per year for a developed lot and from \$20.00 to \$40.00 per year for an undeveloped lot. The motion was seconded and carried unanimously.

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Environmental Committee: The Southern Calvert Land Trust has been active in the past few weeks, with a number of lots cleared of the English Ivy, an invasive plant. A community email is sent informing residents of the dates and location of lots scheduled for removal.

Safety Committee: John Latham stated that he has finished classes for his HAM radio designation and will schedule his test shortly.

Welcome Committee: The committee assembled four Welcome Buckets in the last few weeks. Property sales appear to have increased over the past month.

Planning Committee: No report

Unfinished Business: None scheduled

New Business: None scheduled

The next Board meeting is scheduled for Tuesday, February, 3 2026, at 6:30 p.m. With no additional regular business to discuss, a motion was made to adjourn to Executive Session at 6:50 to discuss employee compensation for the upcoming fiscal year.