

Call to order – Susan Mitchell called the meeting to order at 2:00 PM, those board members in attendance were, Susan Mitchell, Sharron Callahan, Committee members: LeaAnn Hoy and Diane Pierce. Absent, Lynn Youngblood

There were 14 residents present.

Susan shared that this was an election meeting and the new board will need to meet no more than 10 days from today's election, which would be before Nov. 10th

Susan presented financials from 2025 with expenditures and asked if there were any questions. She stated that we worked hard to not raise dues so they will still be \$435 for 2026. There are residents that aren't paying dues, and the budget is set on the receipt of 124 homes paying their dues, without that income it is very difficult to meet our expenditures. As of Nov. 1st, we have \$12,012.50 in our bank account. After November and December bills are paid along with replenishing the retainer we hope to have a few thousand dollars in the account. A notice of liens was sent to delinquent residents, those not paid by 11/22/2025 a lien will be placed on their property with the County Clerk's office.

The high cost of the electric bill was discussed and further explained that we have 2 EMC accounts, one account for streetlights which is \$256.06 per month and one account for running the pool pump, lights, AC and heat at the clubhouse. We are doing all we can to cut electric costs at the clubhouse and pool. We have installed on and off switches on the pool pump to hopefully reduce that cost. The question came up about the increase to the attorney. It was explained that the retainer is \$5000 and we used all we had left on litigation for the empty lot. The litigation depleted the retainer so we will need to replenish it for 2026.

Diane asked for residents to work on committees both the "The Happening" (formerly entertainment committee), and the ACC Committee, there were no volunteers.

New business:

- Residents are concerned about a young person riding his scooter recklessly in the neighborhood and people speeding through the neighborhood. It was suggested to investigate speed bumps.
- An ATV has also been causing an issue, and it was stated that you must have a drivers license to drive and ATV on the street.

All those that haven't already voted were asked to please vote. The meeting adjourned at 2:30.

2026 Board:

President: Susan Mitchell, VP: Lea Ann Hoy, Treasurer: Carlos Gutierrez, Secretary: Sharron Callahan

Respectfully submitted by Sharron Callahan, Secretary