



**Sudley Village Home Owners Association**  
**Annual Meeting Minutes**

Date: December 1, 2025

Time: 7-8 PM

Location: Pat White Center

**Attendees:**

- Walter Karmo, HOA President
- Helen Kelly, Treasurer
- Cinthia DeMayen, Secretary
- Diana Onet, Member at Large
- Chris Barnes

**Agenda:**

- 1) Walter Karmo called the meeting to order at 7:05. Cinthia Demayen recorded the minutes.
- 2) The current board members introduced themselves
- 3) All board members agreed to continue in their current roles
- 4) Helen Kelly presented the Treasurer's Report along with the 2026 budget. Currently, no funds are held in a CD. All funds remain in the Wells Fargo account to support planned parking maintenance and snow removal. We anticipate putting money into a CD in the spring at the conclusion of the parking lot maintenance.
- 5) The group did a recap of project and accomplishments completed in 2025
- 6) We reminded everyone of the dues increase of \$4.25 that began on 12/1/2025. The new monthly amount is \$89.25
- 7) We discussed phase 2 of the parking lot to take place in the spring as it was too cold to perform the sealing and striping.
- 8) We introduced and reviewed the architectural regulation to be adopted in 2026. This adoption will provide a better layout for homeowner expectations in maintaining their homes and property. All voted and were in favor of the adoption which will be introduced 1/1/2026 and enforced by MJF
- 9) We reviewed trash concerns and steps we've taken to keep the trash pad clean by cleaning up on a volunteer basis.

**Current Board Members:**

<b>Board Member</b>	<b>Role</b>	<b>Expires</b>
Walter Karmo	President	2027
Helen Kelly	Treasurer	2026
Cinthia Demayen	Secretary	2025
Diana Onet	Member at Large	2027

The meeting was adjourned.