



Board Meeting Minutes

December 9, 2025

Call to Order: 6:05 pm

Board members present: Dennis Hensen, Chris Ngar, Candice Schroeder, Amy Van Dyck, Andy Van Dyck (assistant treasurer)

Minutes: The minutes from the November meeting were approved. (Motion to approve - Candice, 2nd Dennis)

Guest Presentation:

1. Activity Committee:

- No Halloween Party this year due to no volunteers to run the party.
- Discussion around current activities- Candace will put together a survey that will be sent out to home owners
- Two open Block Captain positions- Candace will fill Block E and Tami will fill Block I
- Denise will send email to current Block Captains

Old Business

1. Reviewed 2 bids received for pool column structure repairs/painting. Amy motioned, Dennis 2nd to approve Major Painting bid.
2. Dennis will consult with MD Lawn service to inquire about best leaf blower to purchase for removal of leaves in pool area throughout the fall/winter and then purchase with already approved funds.
3. Existing Block Captains still need to be contacted and it was discussed what ways Block Captains would be used
4. Committee members/chairperson are needed for Activities Committee; notification going in the SCOOP looking for volunteers for Activities Committee, Common Ground Committee, Pool Committee
5. 2026 census survey questions will be discussed and determined at the January board meeting.
6. Gift cards are being purchased for Denise Hull, LeeAnne Whitworth, Taylor Harrison, Gary Chullino, Janet Simonitsch, Michelle Wells, Lisa Humphreys, Grant Christianson, Leena Towler (Dennis motioned, Candice 2nd)

New Business

1. Treasurer's Report: Reviewed November budget report

- a. Selected insurance policies for liability and property. Continuing with the existing policies. The property insurance premiums increased 8% (\$400)(Amy motioned to approve, Chris 2nd)
- b. Pool furniture is needing to be repaired and/or replaced and will need to begin this process for the 2026 pool season.
- c. Reviewed board policy regarding accessibility of viewing documents by neighborhood members at large. Members can view documents upon request. It was suggested members can submit questions or concerns regarding any documents to the board and once the board meets they can respond.
- d. Discussed finding an additional digital method for distributing the SCOOP (text service, HOA app, etc)
- e. SCOOP articles from the Board:
 - 1. 2026 dues (\$640)
 - 2. Looking for volunteers for Activities Committee (Easter, Halloween, Pool party, garage sales), Common Ground Committee, Pool Committee

Tabled Business

Adjournment: 8:15 pm

Next Meeting: January 13, 2026, 6:00 pm @ Candice's house