Board Meeting Minutes

Sept 8, 2026

Call to Order: 6:05pm

Board members present: Dennis Hensen, Chris Ngar, Amy Van Dyck, Tami Buettgenbach, Candice Schroeder

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

Old Business

1. Annual Board meeting will be held at Delta Woods Sept 15th at 1830
    a. Chris emailed District 3 Councilmember and she will not be able to attend the meeting this year
    b. LSPD Public Information Unit Supervisor Officer Tucker and Sgt Depice will attend to give neighborhood update

New Business

1. Treasurer's Report:
    a. Reviewed July budget report (Motion to approve – Tami 2nd Amy)
    b. Constable was double paid in August
    c. Dennis briefed the numbers in the right margin reflect over/under budget for that category
    d. Currently under budget by $4564
    e. Paid Richard Montgomery $1266 for sprinkler repairs still owe him $126
    f. Dennis will have 2027 budget complete for Annual Meeting since all bid are not in yet will add a 5% increase for cost of living
    g. Board approved a 5% increase in HOA dues due to pool repairs and increase in all subdivision expenses, estimate $688
2. ARC
    a. Tami developed DRAFT Violations Process- Board will review and will be discussed at Oct meeting
3. Pool maintenance
    a. Pool will be open till Sept 28th this year
    b. Two new umbrellas were purchased for the pool
    c. New lounge chairs will need to be purchased as several have broken
    d. Dennis received quote for caulking at the pool, BID came in at $20K with a 1 year warranty. Will obtain additional BIDs
4. Ground Committee
    a. Light at entrance on west side is flickering. Amy will contact an electrician to have look at the light

    b. Dennis as gotten several BIDS for lawn service, will share with the board
5. Activities-
    a. Fall Garage Sale will be held Oct 1,2,3
6. Annual Meeting Agenda
    a. Chris reviewed agenda for Annual Meeting on Sept 15, 2026
    b. Tami will get Annual Meeting Minutes from James and send to Chris so they can be handed out and voted on at the meeting
    c. Candice will pick up water and a cookie platter for the meeting

Tabled Business

Adjournment: 8:10pm

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