

HOA Board August 10, 2026 Meeting Minutes

Attendance

President	Kathryn Kempson	P	Activities	John Buckingham & Sherri Zimmer	P/P
Vice President	Nick Oreshan	P	Grounds	Neil Metzger	P
Treasurer	David O'Halloran	P	Membership	Gina Mencias	P
Secretary	Sara Cummins	P	Pool	Nick Oreshan (To be Replaced)	P
Clubhouse	Jeff Bugher	P	Tennis	Catherine Taylor	P

A quorum is obtained when at least six (6) directors are present. Eight (8) directors were present; therefore, a quorum was obtained.

Member-at-Large (Larry)

- Larry asked whether fees collected by swim and tennis instructors are deposited into HOA bank accounts. It was clarified that instructor fees normally do not flow directly into HOA accounts; however, the tennis instruction arrangement for 2026 was handled differently.

Tennis Update

- A crack was observed in the upper layer of the court and was identified as an area where future degradation may occur.
- Post-repair water drainage was evaluated and appears to be sufficient.
- Fence work is nearly complete, with a final portion of the payment remaining until completion.
- Gina set up the new tennis court reservation system.
- The court was reserved 13 times during 10 days.
- The minimum age for using the tennis courts without an adult was changed to 14.
- Catherine evaluated key-fob access options. The estimated installation cost is approximately \$5,400.
- David recommended including the key-fob system in the 2027 budget and approving it through the annual budget process. The board agreed this approach was appropriate because installation would not occur until spring 2027.

Grounds Update

- Neil has been preparing a boat inventory.
- Neil continues to address dam-related matters, including the emergency plan and repairs. Another dam inspection is expected in 2027.
- Larry assisted with limb cleanup and blowing pine needles from the tennis court. Larry noted that leaves were difficult to remove from the court surface.
- Catherine requested that Blake, the apartment resident, be asked to blow leaves from the tennis court weekly. A gas leaf blower is available in the basement, but a container with the proper oil-to-gas mixture would need to be provided.
- Neil plans to request approximately \$5,000 in the 2027 budget to replace deteriorating picnic tables.
- Neil intends to evaluate the removal of the grill because of its condition.
- Larry offered to disassemble and dispose of picnic tables identified as unsafe.

Contract with Blake and Family (Clubhouse Manager)

- Kathryn clarified that she is technically the clubhouse manager. The contract may be terminated at any time by either party. It is not renewed annually, but it is signed again when revised.
- Kathryn asked board members to review the clubhouse manager contract and identify potential revisions. Kathryn plans to meet with Blake as part of her responsibilities.

Membership

- Three homes are currently for sale.
- Twenty-three Class C homes are now recorded.

Pool

- The swim team is separate from the HOA, and swimming lessons are budgeted through a contract.
- Projected pool income includes specified amounts for lessons and guest fees.

- Lesson costs are built into the aquatic contract. The funds are set aside and repaid through lesson fees, making the arrangement indirectly independent.
- The lane lines belong to the swim team and will be refurbished by the swim team.
- Larry asked whether broken umbrellas could be discarded, and Nick agreed. Other broken items may be discarded as dumpster space allows.
- The baby pool coping needs to be removed and replaced. Aquatic advised that the main pool coping may be repairable.
- The pool cover needs replacement. It will be repaired for winter 2026, with full replacement, estimated at approximately \$20,000, proposed for the 2027 budget.

Vice President (Nick)

- Nick contacted legal counsel to discuss options for maintaining continuity in board positions, given the difficulty of filling and retaining roles.
- One option is to reassign positions among current board members without amending the bylaws.
- Another option is to amend the bylaw text that is not dependent on covenant language.
- Nick summarized preliminary interest in future roles: Gina may consider Secretary; Sherri is interested in Membership; Kathryn may consider serving again as President, depending on personal circumstances; Jeff may continue with Clubhouse; Sara is open to Activities, depending on personal responsibilities; David does not plan to continue; and Catherine does not plan to continue with Tennis.
- Nick proposed beginning recruitment for anticipated vacancies now rather than waiting until year-end.

President

- No legal fees were incurred for the month.
- The HOA has separate legal support for confrontational matters while retaining its existing attorney for contracts and related work.

Clubhouse

- The roof leak has been repaired. The board is attempting to recover costs for the roof repair following a previous electrical repair, although Jeff is not optimistic that the amount will be recouped. The repair cost is approximately \$6,000.
- For the roof area over the apartment and middle section, one quote from Blackmore and Buckner was approximately \$65,000, and another quote was approximately \$26,000. Jeff is investigating two additional firms.
- The roof repair is becoming urgent.
- Approximately \$3,500 in additional repairs may be completed by Blackmore and Buckner.
- The sewer line has been confirmed to be approximately 85% blocked. The estimated cost to clean the entire pipe from the clubhouse to the street is approximately \$12,000. This was presented as the best option for the long-term condition of the communal property.
- Nick asked whether storm damage might support an insurance claim. Jeff noted that a recent thorough inspection had been completed and did not believe further investigation was warranted.
- Sherri asked Jeff to obtain another sewer-line quote for comparison.
- Nick proposed asking whether a 0% interest payment plan is available for required repairs.
- Neil asked whether vendor insurance certificates are stored in the Vice President's drive.
- Jeff expects approximately \$50,000 in combined expenses for roof repair or replacement and sewer-line work.

Activities

- The Back-to-School Bash was successful, with strong attendance, ample pizza, and a visit from the superintendent.
- The band has been confirmed for the Chili Cook-Off.
- Movie Night remains under consideration while projector availability is confirmed.

Member Questions

- Members raised no open questions.

Financials

- No formal financial update was presented.
- Approximately \$50,000 is expected to remain at the end of 2026.
- With a standard dues increase, approximately \$50,000 to \$75,000 is expected to remain at the end of 2027.

July 2026 Bank Account Summary

The July balances provided for the HOA accounts are summarized below.

Account	July Balance
NBOI Checking	\$5,413
NBOI Money Market	\$142,574
Chase	\$1,823
PNC	\$5,380
Total Cash	\$149,810

Note: Total Cash equals NBOI Checking, NBOI Money Market, and Chase. The separately listed PNC Swim Team balance is not included in Total Cash.

Items Requiring Follow-Up

Owner	Follow-Up Item
Kathryn / Board	Review the clubhouse manager contract, identify any needed revisions, and meet with Blake.
Jeff	Obtain two additional roofing proposals and an additional sewer line quote for comparison.
Jeff / Nick	Ask whether 0% interest payment options are available for required clubhouse repairs.
Vice President / Treasurer	Confirm whether the current vendor insurance certificates are stored in the Vice President's drive.
Board / Treasurer	Include the tennis key fob system, estimated at \$5,400, in the proposed 2027 budget for a possible spring 2027 installation.
Neil / Treasurer	Include approximately \$5,000 in the proposed 2027 budget for picnic table replacement.
Pool / Treasurer	Repair the pool cover for winter 2026 and include approximately \$20,000 in the proposed 2027 budget for full replacement.
Grounds / Clubhouse	Ask Blake to blow leaves off the tennis court weekly and to provide a container with the proper oil-and-gas mixture.
Neil	Continue the boat inventory and dam-related planning, including preparation for the 2027 dam inspection.
Neil / Larry	Identify unsafe picnic tables for disassembly and disposal; evaluate the removal of the grill.
Nick / Board	Begin recruiting for anticipated 2027 board vacancies and continue evaluating role-reassignment or bylaw options.
Activities	Confirm projector availability and finalize Movie Night plans.
Swim Team	Refurbish the swim team-owned lane lines.