

MINUTES

BOARD OF DIRECTORS SPECIAL MEETING VIRTUAL MEETING ONLY

Monday, November 11th, 2025

Board Members Present:	Marissa Mihin	President
	Jeremy Gillula	Treasurer
	Glenn Wright	Member at Large
	Andy Martinez	Secretary
Board Members Absent:	Luke Simms	Vice President
Others Present:	Nicelle Delos Reyes	Association Manager
	Shenandoah Lush	Admin. Assistant

1. CALL TO ORDER/APPROVAL OF AGENDA

President Mihin called the meeting to order at 10:31am. President Mihin motioned to approve the agenda. Treasurer Gillula seconded the motion

VOTE: 4 in favor (Mihin, Gillula, Wright, Martinez); none opposed; motion passed.

2. HOMEOWNER'S OPEN FORUM/GUESTS

Homeowners were given the opportunity to speak during the Open Forum.

3. FINANCIAL MATTERS

a. 2026 Budget Approval

Treasurer Gillula presented the Board with six (6) proposed budget options. The budget options considered three (3) main concerns: cushioning insurance costs, funding Centre Court's reserve fund, and paying off the 2019 siding loan. The Board discussed homeowner affordability, and raised the question of how much money each unit needs to contribute to the Reserve Fund each month, in order to ensure a financially sound future for the Association. After discussing these points, Treasurer Gillula motioned to approve the Conservative Reserve Budget, which would increase the Reserve Fund by 10%, while still budgeting 50% increase for insurance. President Mihin seconded the motion. Board to schedule a budget townhall after the financial disclosures have been released to homeowners. No further action required.

VOTE: 4 in favor; (Mihin, Gillula, Wright, Martinez); none opposed; motion passed.

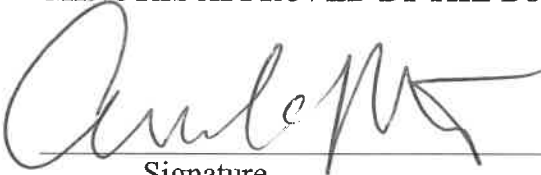
4. EXECUTIVE SESSION

The Board began Executive Session at 11:05 a.m. The Board discussed a reversible fine policy proposed for Homeowners who do not submit their preferred notice method to the Association. This matter was tabled for the November 12th, 2025 meeting.

5. ADJOURNMENT/NEXT MEETING DATE – November 12th, 2025 at 6:00 P.M.

As there was no further business, the meeting was adjourned 11:25 am.

I CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE MINUTES APPROVED BY THE BOARD OF DIRECTORS:



Signature

Andres Martinez

Print Name

1-14-26

Date

SECRETARY

Title

Received 1 - 2 pages

Sign

Date

Sign

Date