

MINUTES

**BOARD OF DIRECTORS SPECIAL MEETING
VIRTUAL MEETING ONLY
Wednesday, September 18th, 2025**

Sign

Date

Sign

Date

Board Members Present:

**Luke Sims
Jeremy Gillula
Glenn Wright**

**Vice President
Treasurer
Member at Large**

Board Members Absent:

**Andy Martinez
Marissa Mihin**

**Secretary
President**

Others Present:

**Nicelle Delos Reyes
Shenandoah Lush
Carlos Flores**

**Association Manager
Admin. Assistant
Reserve Study Analyst**

1. CALL TO ORDER/APPROVAL OF AGENDA

Vice President Sims called the meeting to order at 4:10 p.m. Vice President Sims motioned to approve the agenda. Treasurer Gillula seconded the motion.

VOTE: 3 in favor (Sims, Wright, Gillula); 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. Reserve Study

Carlos Flores presented to the Board about the Reserve Study, and answered questions regarding Reserve Study Planning ahead of 2026. Flores advised the Board on various ways in which they can best establish a healthy Reserve. These ways included: a 20% increase to dues over the next four years, reviewing the current Reserve Study and completing inspections on association components with no or little remaining life to clarify if maintenance on these items can be extended or reprioritized, and identifying high cost or big-ticket items and completing maintenance on these items in phases to avoid a special assessment. These items were identified as Roofs, Asphalt repair, and the PSL project.

Flores and the Board worked with an automized Reserve Study planning software to illustrate possible paths the Board could take to finalize the Reserve Study.

The Board thanked Flores for his time. Vice President Sims motioned to table voting on the Reserve Study, pending a second special meeting with President Mihin present. Treasurer Gillula seconded the motion.

VOTE: 3 in favor (Sims, Wright, Gillula); none opposed; motion passed.


4. EXECUTIVE SESSION

There were no executive session matters to discuss.

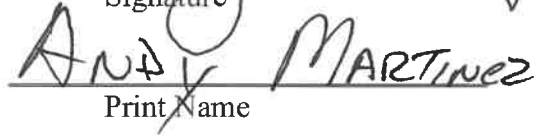
5. ADJOURNMENT/NEXT MEETING DATE – September 24th, 2025 at 5:30 P.M.

As there was no further business, the meeting was adjourned at 5:22 p.m.

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



Signature



Print Name



Date



Title