

SCHOA Board Meeting Minutes

January 7, 2026

Board Members Present:

Gordon, Chick, Jeanne, Laurie, Tracy, Brett

Guest:

Sandi

Call to Order

The meeting was called to order on January 7, 2026.

Board Membership

The resignation of Mindy Ewing from the Board was acknowledged.

Financial Reports

The following items were presented to the Board:

- 2025 itemized list of expenses and bills
- 2025 final budget report

The Board agreed these materials would be posted on the HOA website.

2026 Budget Discussion

A proposed 2026 budget was shared with the Board.

The Board discussed:

- The importance of clearly explaining expenses to homeowners
- Identifying opportunities to reduce costs
- Sharing budget materials with homeowners in advance of meetings
- Using visual aids to help homeowners better understand expenses

Maintenance and Reserve Items

The Board discussed maintenance considerations related to trees in the common area, including the presence of large cones and potential future safety concerns. The possibility of periodic arborist evaluations was discussed.

Brett and Tracy had anticipated tree maintenance and had already incorporated this into the reserve study at \$1000.00 a year.

Reserve Study Outlook

The Board discussed revising reserve assumptions related to long-term replacement of infrastructure items, including fencing and piping, noting that full replacement may not be required all at once.

Action Item:

Tracy and Brett will revise the reserve study projections to reflect more realistic timelines and cost assumptions. The updated information will be shared with homeowners at the general meeting.

Stormwater Pipe and Roadway

The Board noted that the county remains responsible for repairing a portion of the stormwater pipe located on county property, as well as certain road repairs on 68th Loop SE.

Action Item:

Chick will follow up with the county regarding these repairs.

General Meeting Planning and Fence Discussion

The Board discussed planning for the upcoming general meeting, including how to address community questions regarding the fence and potential CC&R amendments.

One Board member requested that their concerns regarding prior process, communication, and documentation related to the fence proposal be included in the record. These comments were acknowledged as individual viewpoints and were discussed by the Board.

The Board discussed varying perspectives on:

- Whether a CC&R amendment is necessary
- The intent of previously shared draft language
- The need for additional homeowner input before proceeding

The Board agreed that the purpose of the upcoming general meeting would be to:

- Facilitate a community discussion regarding the fence
- Provide an opportunity for homeowner comments
- Conduct a directional (interest) vote to understand community preferences

The Board agreed that the intent was not to hold a formal vote on specific CC&R amendment language at that meeting.

Homeowner Communications

The Board noted that not all homeowners received the previously mailed background summary document with proxy materials.

The Board agreed to:

- Distribute an additional flyer to homeowners
- Clarify that the upcoming vote would be a directional interest vote, not a formal CC&R amendment vote

Board Action

Motion:

To confirm that no formal vote will be taken on a CC&R amendment as written, and that the general meeting will include only a directional (interest) vote regarding the fence.

Vote:

Approved unanimously.

General Meeting Agenda Assignments

The Board discussed agenda items and assigned presenters as follows:

- Stormwater, pipe updates, website, new laws, and communication preferences: Gordon
- Landscaping maintenance and cost-saving measures: Laurie
- Perimeter fence discussion: Brett and Jeanne
- Budget overview: Tracy

Adjournment

The meeting was adjourned.