

DoubleTree HOA Board of Directors Meeting
Sunday, November 16, 2025
Aletha Zens' Residence

The Board of Directors of the DoubleTree Homeowners Association met for their quarterly meeting on Sunday, November 16, 2025, immediately following the annual meeting. Members in attendance were Aletha Zens, Patt Dodd, and Delaney Van Vranken. Also, present was homeowner Alison Ruger and property manager Jen Wyman. With a quorum established, Jen called the meeting to order at 3:37 pm.

Aletha made a motion to approve the agenda, with a second from Delaney. The agenda was approved. The minutes of the September meeting were reviewed. Patt made a motion to approve with a second from Aletha. The minutes were approved without exception.

ELECTION OF OFFICERS

Delaney Van Vranken has joined the board. She will take on the role of president, with Aletha, Patt, and Markka staying on in their current positions: Treasurer Aletha Zens, Secretary Patt Dodd. And Vice President Markka Adams.

COMMITTEE REPORTS

There were no committee reports

HOMEOWNER CORRESPONDENCE

Jen presented correspondence and photos from Ahmad Modasir regarding his gutters and low hanging tree branches. Patt acknowledged that his gutters will be cleaned when the rest of the community's gutters are cleaned, and we are waiting on a confirmed date from Davey Tree as to when they will prune all of our trees. Steve Goering sent photos regarding trees close to his property at 2653, letting us know that his newly acquired HO3 insurance company is asking that the trees will be cut back. That will be taken care of when we have a confirmed date from Davey Tree.

MANAGER'S REPORT

Jen presented the management company's report. It was noted that we still need a lease agreement from Arthur Brown. Also, Patt is still trying to get in touch with Luis at Go Direct. She will call their main office and see if there is another rep that can help us, as Luis has been unresponsive to her previous text messages.

FINANCIAL STATEMENT

Aletha recapped the financial report as previously discussed at the annual meeting. We are on budget for the remainder of the year.

UNFINISHED BUSINESS

We are waiting to hear back from Davey Tree on a firm date to trim the trees, per the proposal reviewed and accepted by the board.

NEW BUSINESS

The board voted to change landscape companies. Beginning in April, 2026, we have signed a contract with EPS Landscaping Service for both our lawn care and snow removal. We will advise Bruce Reid with QGC of our decision by the end of the year. We will still use Bruce for snow removal through the winter, 2025/2026 season.

Jen presented the updated collection policy from our law firm, Wenzenberg, Leff, Purvis & Payne. The board will review and execute, with any changes, at the March 2026 board meeting.

The next board meeting is scheduled for Thursday, March 19, 2026 at 5:30 pm at Aletha's home.

There being no further business, Aletha made a motion to adjourn with a second from Patt. Jen adjourned the meeting at 4 pm.