

Board Meeting Minutes

Date: February 11, 2026

Time: 6:30 PM

Location: Zoom

Attendees

Board Members: Bob Oliver, Heidi Shippy, Greg Hunt, Mike Torres, Jen Wyman

Owners Present: Drew, Julie, Sherry Rock, Danielle, Brian, and Dave Downey

1. Call to Order & Approval of Prior Minutes

Meeting called to order at 6:30 PM.

January 2026 Board Meeting Minutes approved unanimously.

2. Conflict of Interest Disclosure

Possible conflict noted with Greg Hunt regarding sewer line discussion.

3. Special Guests

None.

4. Committee Reports

None presented.

5. Homeowner Forum

Dave Downey – 7472 WRA: Asked about upcoming Auto/HO-6 insurance renewals. Board clarified drywall-in coverage responsibility and advised reviewing limits with broker.

Sherry Rock: Requested reconsideration of landscaping needs due to very dry winter.

6. Homeowner Correspondence

7196 West Portland Ave – Item #1: \$600 reimbursement request for mulch denied. Work was unapproved, receipts not provided, and done without board authorization.

7196 West Portland Ave – Item #2: Inspection findings addressed (sewer scope, concrete void, fence posts, balcony guardrails, bathroom vent responsibility, exterior siding). Repairs scheduled per HOA timeline.

7. Manager's Report

Refer to Board Packet for details.

8. Financials

Financials approved pending final audit.

9. Unfinished Business

Pressure Relief Valves: Board approved proposal to complete all six PRVs.

10. New Business

2026 Landscape Maintenance Proposals: Valor Landscaping selected due to pricing and service offering.

11. Next Meeting

Scheduled for Wednesday, March 11, 2026 at 6:30 PM via Zoom.

12. Adjournment

Meeting adjourned at 7:25 PM.