

May 13, 2026

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

Owners: Sherry Rock, Judy, Julie

Called to order at 6:34 P.M.

Location: Zoom

Notes

- Approval of minutes from the April Board meeting. Motion to accept minutes as written, granted with one correction to show the next meeting on May 13th.
- No conflicts.
- No committee Reports
- No Special Guests

Homeowners Forum - Opened at 6:34 PM

- **Sherry Rock: 7260 WPA** - Thanks to whomever came and removed the branch off roof after the storm. Do we need to review trees for any trimming? Bob confirmed he looked at them, and the branch was already weak. Board doesn't believe there is any need for any trimming at this time.
- Closed at 6:38 PM

Homeowners Correspondence

- **No correspondence from community**

Managers Report

- See board packet for details

Financials

- Approved pending final audit

New Business

- A. 2026 Budget Overview - Draft - No dues increase however per reserve study working to increase reserve transfer transfer to fund reserve. This update has been built into the budget. Anticipated increases were approximately 5%; (except insurance). Insurance was budgeted for approx. 20% increase. The board voted to accept the budget as proposed.
- B. Sprinklers - only can water 2 days a week for 30 minutes. Valor is working to get sprinklers turned on.
- C. Valor advised they can also do fence repairs etc. Gave us a bid for fence sections and repairs; Estimated bid is: 205 ft. of fencing from south the split rail section; Quote \$14,000 - if replaced w/existing fencing, it will be approximately \$17,000 for that 205' of fencing. Board is requesting alternative bids at the 6" height and split rail to review costs associated.
- C. Proposal from Hector - Curb Stop Valves - Board approved that Superior get the work completed as soon as possible to avoid inflation in cost or possible loss resulting from the work needing done.
- D. Valor correspondence on landscaping - implementing a temporary 2% surcharge to invoices while price of fuel remains over \$4.00 - moving service days to Mondays.
- E. Schedule next Board meeting date- Wednesday, June 10, 2026, at 6:30 pm via Zoom

The meeting adjourned at 7:04 P.M.