

August 12, 2026

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

Owners Present: Regina & Tyler Kenagy; Stuart Teixeira, Sherry Rock, Drew and two Samsung phones (Jennifer 7220 W Roxbury); one was removed from call after failure to identify themselves

Called to order at 6:33 P.M.

Location: Zoom

Notes

- Approval of minutes from the June Board meeting. Motion to accept minutes as written
- No conflicts.
- No Special Guests
- Committee Reports

Homeowners Forum

- **Stuart @ 7132 WPA** - inquiring about the foundation shifting in his garage. The garage has severe cracks inside and a shifting foundation on the outside of the garage as well.
- **Regina & Tyler Kenagy - 7216 WPA** - inquiring about the audit of board financials and if we have this back yet from the accountants. Jen advised this is a 3-year audit and they're working with the auditor, but don't have that back yet. Curious about a few outstanding items - fence by the pool - is this something that will be fixed, and also the asphalt by the garages. Bob has advised he's put lights back on several times, lights are removed by parties or kids and the board is looking into maybe replacing lights so they all look the same again. Agrees fence is looking ragged around the dumpsters, advising that residents have some responsibility to assist with putting away trash. Advised looking at fences for spring 2027. Inquiring about audit and if Board initiates, or Metro. Confirmed that the board initiates the audit. Inquiry about HOA fees at \$600 per unit, uncertain how we are short of money with this coming in monthly for 72 units.

Homeowners Correspondence

- Regina & Tyler Kenagy - 7216 WPA Request to have the deck replaced earlier on 7216 WPA, if possible. Advised Connie's deck (7220 WPA) was recently done; however, work was poorly done - The Kenagy's request that we not use the same vendor for their deck replacement. Board to go look at it and work to get this reviewed more urgently.
- Mike Lungaretti - 7458 WRP - window trim replacement requested, Board to review.
- 7374 WRP - Trim above back door is rotted; Board to review.
- Community lights that are older and falling apart; Board to discuss replacing the lights within the community across the community, possibly consider solar, but would be a higher cost and we'd have to close off electric if solar chosen.
- 7264 WPA - Bid for tree removal from Falch & Falch; open bid to repair damage to fence due to tree falling onto fence. Fence repair will be held until the tree is removed.
- 7134 WPA - Requesting deck and fence repairs, board to review.

Managers Report

- See board packet for details

Financials

- Approved pending final Property Manager final review, and final audit

Unfinished Business

- Fence proposal near pool (southeast side). Board has approved bid from Strand for \$9,700.00

New Business

- A. 7438 WRP - Regrading bid from Strand for \$4,000 including rerouting of drain, Board has approved this motion for repair
- B. 7134 WPA & 7264 WPA - Fence repairs. Holding on this until the tree is removed.
- C. CE Property Services Snow Removal bid - Board requested additional bids, Metro will ask Valor & GMM to also bid for this next year of service.
- Motion to replace backflow on the WRP side

Next meeting, Wednesday, September 9, 2026 @ 6:30 P.M.

The meeting adjourned at 7:34 P.M.