



MEETING INFO

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| TOPIC: | CT Homeowners Association Board Meeting Minutes |
| DATE: | 12/09/25 |
| TIME: | 6:30 pm |
| LOCATION: | Zoom |
| MINUTES BY: | Aaron Mueller, President |

PARTICIPANTS

| BOARD: | OTHER ATTENDEES: |
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| Aaron Mueller, President Rich Warren, Treasurer Paul Sheridan, Vice President | |

OPENING

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| Call to order by Aaron Mueller | 6:34 pm |
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

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| Motion by Aaron Mueller to approve November 18, 2025 board meeting minutes. Second by Paul Sheridan. | Passed Unanimously |
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MOTIONS

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GENERAL DISCUSSIONS

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| 1 | <p>New White Light Lenses:</p> <ul style="list-style-type: none"> • Currently have 5 homeowners on the waiting list for when we make another purchase. <p>Discussed minimum order is 10 pieces. Will place order when we have at least 5 homeowners interested.</p> <ul style="list-style-type: none"> ✓ UPDATE 5/6: Rich received quote from manufacture. He has 3 left over. Quote for 11 was \$1147 (\$104.20 each). Would need to get light bulbs as well (~\$15 each). Rich will place an order for 11 pcs. ✓ UPDATE 6/10: Rich placed order on May 7. Should be completed NLT June 20. ✓ UPDATE 7/22: Plan to pickup on Friday August 1, 2025. ✓ UPDATE 8/19: Lenses have been picked up. Aaron Action to email the 5 homeowners that are interested. ✓ UPDATE 9/16: Sold 4 light lenses. Aaron will send out email blast to homeowners for remaining lenses. ✓ UPDATE 11/18: Sold 6 light lenses. Add ad to Newsletter. ✓ UPDATE 12/9: No updates |
| 2 | <p>Board member Adam Jaffe submitted is resignation effective April 11.</p> <ul style="list-style-type: none"> ✓ NEW 5/6: Aaron action to send email to homeowners asking for interest in filling the open position. Aaron will send draft email to board for review. ✓ UPDATE 6/10: Richard Morrell has also tendered his resignation effective end of July. Aaron sent draft email to board to review. Board reviewed and agreed to send in July. ✓ UPDATE 7/22: Aaron sent email on July 22. ✓ UPDATE 8/19: No response from community members. Rich will try to reach out to newer homeowners (in the last 2 years) to see if they are interested. ✓ UPDATE 9/16: Rich still working on list of new homeowners to contact. ✓ UPDATE 11/18: Rich and Aaron reaching out to a few homeowners. Include in newsletter. ✓ UPDATE 12/9: No updates. Same action as previous meeting. |
| 3 | <p>HOA Insurance - American Family is no longer insuring HOA common areas. Insurance broker is looking for other options.</p> <ul style="list-style-type: none"> ✓ NEW 6/10: Paul working it with agent. ✓ UPDATE 7/22: Paul still working a quote with new agents. Policy expires in August. ✓ UPDATE 8/19: Paul Action to get policy in place with Farmers. ✓ UPDATE 9/16: Policy is in place for 6 months. Paul action to look for additional options with lower rates going forward. ✓ UPDATE 11/18: Policy is in place for 6 months. Paul action to look for additional options with lower rates going forward. Revisit in February 2026. |
| 4 | <p>NEW 11/18: Newsletter topics:</p> |



GENERAL DISCUSSIONS

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| | <ul style="list-style-type: none"> • Bulk Trash Program Dates - Rich • Corner Update (Paint completed, next new signage) - Paul • New Board Members - Aaron • New Lights Lenes - Aaron • Real Estate Update - Marty • Food Drive - Aaron • Kierland GC Sale - Rich <p>UPDATE 12/9: Aaron will complete by Dec 12. Send to printer by Dec 14. Plan to stuff envelopes week of Dec 22nd.</p> |
| 5 | NEW 11/18: Board Member Election Rich and Paul are up for re-election this year. |
| 6 | NEW 11/18: Annual meeting tentatively set for Monday January 26, 2026. |

LANDSCAPE REPORT

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| 1 | <p>Annual Backflow Preventer Inspection.</p> <ul style="list-style-type: none"> ✓ NEW 7/22: Rich action to schedule inspection. ✓ UPDATE 8/19: No updates, still need to schedule inspection. ✓ UPDATE 9/16: Rich still getting quotes from contractors. ✓ UPDATE 11/18: Rich still getting quotes from contractors. ✓ UPDATE 12/9: No updates. |
| 2 | <p>Corner lights on 68th Street and Grandview are not working on the South corner and North corner.</p> <ul style="list-style-type: none"> ✓ NEW 9/16: Plan to meet with electrician the week of September 29th to address the issue. ✓ UPDATE 11/18: The issue was just a tripped breaker that needs to be replaced. Aaron will look into replacing it in November. ✓ UPDATE 12/9: No update - try to replace in December. |

ARCHITECTURAL COMMITTEE

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| 1 | <p>Discussed the following phased approach to the corner updates based on allocated capital improvements budget:</p> <ul style="list-style-type: none"> • Phase I: Plan is to proceed with the Stucco repair and painting - COMPLETE • Phase II: Add the new Country Trace signage - 2026 - GETTING QUOTES |
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ARCHITECTURAL COMMITTEE

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| | <ul style="list-style-type: none"> Phase III: Updating the landscaping in front of the walls - 2027 |
| 2 | <p>Corner Signage:</p> <ul style="list-style-type: none"> NEW 8/19: Paul Action to get quotes. Received a few quotes, need to keep working with sign companies to get pricing down. UPDATE 9/16: Paul still working quotes. UPDATE 11/18: Paul will get official quote from The Sign Co for all 7 corners including renderings. Aaron needs to send final artwork after the vote. UPDATE 12/9: Aaron to send Paul final artwork. Paul to setup meeting with contractor to walk through each corner to verify quote is complete. |
| 3 | <p>Corner Signage Font:</p> <ul style="list-style-type: none"> Based on the voting, the new logo has been reduced down to the following two fonts: <u>Crimson Text</u> and <u>Tenor Sans</u> Font will be selected after contractor has been identified. UPDATE 11/18: Rich will get Font Vote from Landscape committee. UPDATE 12/9: Landscaping committee voted on Tenor Sans with Logo. Board agreed to proceed with Tenor Sans including the Logo. |

TREASURER'S REPORT

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| 1 | <p>Rich reported the following account balances:</p> <p>Checking: \$19,809 Savings: \$19,949</p> |
| 2 | <p>AR Report as of 12/9:</p> <ul style="list-style-type: none"> 1 homeowners past due for 2025 assessment Total AR: ~\$2,200 |

CLOSING

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| Next Meeting | Tuesday, January 6, 2026, 6:30 pm via ZOOM |
| Adjourned | 7:25 pm |