

**MEETING INFO**

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| <b>TOPIC:</b>      | CT Homeowners Association Board Meeting Minutes |
| <b>DATE:</b>       | 6/16/26                                         |
| <b>TIME:</b>       | 6:30 pm                                         |
| <b>LOCATION:</b>   | Zoom                                            |
| <b>MINUTES BY:</b> | Aaron Mueller, President                        |

**PARTICIPANTS**

|                                                                                     |                         |
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| <b>BOARD:</b>                                                                       | <b>OTHER ATTENDEES:</b> |
| Aaron Mueller, President<br>Rich Warren, Treasurer<br>Paul Sheridan, Vice President |                         |

**OPENING**

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| Call to order by Aaron Mueller | 6:36 pm |
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**SECRETARY'S REPORT (Ratify minutes from prior meetings)**

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| Motion by Aaron Mueller to approve May 12, 2026 board meeting minutes.<br>Second by Paul Sheridan. | Passed<br>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"><li>• Currently have 5 homeowners on the waiting list for when we make another purchase.</li></ul> <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"><li>✓ 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.</li><li>✓ UPDATE 6/10: Rich placed order on May 7. Should be completed NLT June 20.</li><li>✓ UPDATE 7/22: Plan to pickup on Friday August 1, 2025.</li><li>✓ UPDATE 8/19: Lenses have been picked up. Aaron Action to email the 5 homeowners that are interested.</li><li>✓ UPDATE 9/16: Sold 4 light lenses. Aaron will send out email blast to homeowners for remaining lenses.</li><li>✓ UPDATE 11/18: Sold 6 light lenses. Add ad to Newsletter.</li><li>✓ UPDATE 12/9: No updates</li><li>✓ UPDATE 1/13: 2 Additional lens sold. 3 Remaining.</li><li>✓ UPDATE 2/10: No updates</li><li>✓ UPDATE 3/10: No updates. 3 Remaining.</li><li>✓ UPDATE 4/7: No updates. 3 Remaining.</li><li>✓ UPDATE 5/12: No updates. 3 Remaining.</li><li>✓ <b>UPDATE 6/16:</b> Sold 1. 2 Remaining.</li></ul>            |
| 2 | <p>Board member Adam Jaffe submitted is resignation effective April 11.</p> <ul style="list-style-type: none"><li>✓ 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.</li><li>✓ 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.</li><li>✓ UPDATE 7/22: Aaron sent email on July 22.</li><li>✓ 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.</li><li>✓ UPDATE 9/16: Rich still working on list of new homeowners to contact.</li><li>✓ UPDATE 11/18: Rich and Aaron reaching out to a few homeowners. Include in newsletter.</li><li>✓ UPDATE 12/9: No updates. Same action as previous meeting.</li><li>✓ UPDATE 1/13: No updates.</li><li>✓ UPDATE 2/10: Aaron action to send another email to homeowners.</li><li>✓ UPDATE 3/10: No response from email blast.</li><li>✓ UPDATE 4/7: Need to come up with new ideas to recruit board members</li><li>✓ UPDATE 5/12: Talk to new homeowners to see if they are interested.</li><li>✓ <b>UPDATE 6/16:</b> Continue to talk to new homeowners.</li></ul> |



## GENERAL DISCUSSIONS

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| 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"><li>✓ NEW 6/10: Paul working it with agent.</li><li>✓ UPDATE 7/22: Paul still working a quote with new agents. Policy expires in August.</li><li>✓ UPDATE 8/19: Paul Action to get policy in place with Farmers.</li><li>✓ UPDATE 9/16: Policy is in place for 6 months. Paul action to look for additional options with lower rates going forward.</li><li>✓ 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.</li><li>✓ UPDATE 2/10: Farmers policy has gone up to ~ \$3500/year. Paul talking to Mahoney Insurance for a new quote.</li><li>✓ UPDATE 3/10: Paul still working quote from Mahoney.</li><li>✓ UPDATE 4/7: No update.</li><li>✓ <b>UPDATE 5/12:</b> Expiration is August 25<sup>th</sup>. Paul action to revisit in July to get new quotes.</li></ul> |
| 4 | <p>Bulk Trash Dates – Homeowners are asking about the bulk trash dates</p> <ul style="list-style-type: none"><li>✓ <b>NEW 6/16:</b> Aaron Action to put Bulk Trash dates on the website. (Sep 4 and Dec 4)</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 5 | <p>Parking of covered car in Driveway - Noticed homeowner has what appears to be a broken down car in driveway with a tarp over it.</p> <ul style="list-style-type: none"><li>✓ <b>NEW 6/16:</b> Rich Action to reach out to homeowner to ask them to move the car to the garage or remove from property.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

## LANDSCAPE REPORT

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| 1 | <p>Corner lights on 68<sup>th</sup> Street and Grandview are not working on the South corner and North corner.</p> <ul style="list-style-type: none"><li>✓ NEW 9/16: Plan to meet with electrician the week of September 29<sup>th</sup> to address the issue.</li><li>✓ UPDATE 11/18: The issue was just a tripped breaker that needs to be replaced. Aaron will look into replacing it in November.</li><li>✓ UPDATE 12/9: No update – try to replace in December.</li><li>✓ UPDATE 1/13: No update – try to replace in January.</li><li>✓ UPDATE 2/10: No update – try to fix in February / March.</li><li>✓ UPDATE 3/10: No update – try to fix in March / April.</li><li>✓ UPDATE 4/7: No update – try to fix in April / May.</li><li>✓ UPDATE 5/12: No update – try to fix in May / June.</li></ul> |
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## LANDSCAPE REPORT

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|   | ✓ <b>UPDATE 6/16:</b> No update – try to fix with installation of signage. |
| 2 |                                                                            |

## 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"><li>• Phase I: Plan is to proceed with the Stucco repair and painting – <b>COMPLETE</b></li><li>• Phase II: Add the new Country Trace signage – 2026 – <b>IN WORK</b></li><li>• Phase III: Updating the landscaping in front of the walls – 2027</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2 | <p>Corner Signage:</p> <ul style="list-style-type: none"><li>• NEW 8/19: Paul Action to get quotes. Received a few quotes, need to keep working with sign companies to get pricing down.</li><li>• UPDATE 9/16: Paul still working quotes.</li><li>• 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.</li><li>• 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.</li><li>• UPDATE 2/10: Contract negotiations complete. Paul action to get a few more revisions on the spec sheet (letter dimensions, light color / brightness). Would like to get photos of existing letters from previous jobs. Aaron action to re-look at logo letter width.</li><li>• UPDATE 3/10: Contract signed and deposit made. Cut sheet delivered and board members viewed on the wall. Permit costs have gone up \$210 per corner, total cost increase of \$1470 for 7 corners.</li><li>• UPDATE 4/7: 4 of 7 permits have been approved. The cost of the permits has gone up since original quote.</li><li>• UPDATE 5/12: 4 of 7 permits have been approved. Should be getting remaining permits approved this week.</li><li>• <b>UPDATE 6/16:</b> 4 of 7 permits have been approved. Should be getting remaining permits approved this month. Contractor might be open to starting on the 4 now.</li></ul> |



## TREASURER'S REPORT

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| 1 | Rich reported the following account balances:<br><br>Checking: \$43,958<br>Savings: \$19,949                                                           |
| 2 | AR Report: <b>(UPDATE 6/16)</b> <ul style="list-style-type: none"><li>• 3 homeowners past due for 2026 assessment</li><li>• Total AR: ~\$705</li></ul> |

## CLOSING

|              |                                          |
|--------------|------------------------------------------|
| Next Meeting | Tuesday, July 21, 2026, 6:30 pm via ZOOM |
| Adjourned    | 7:33 pm                                  |