



HOA Board Meeting Tuesday, August 11, 2026

Members present : Amy Rouech (President), Ellen Chaves Fenton (Treasurer), Kathie Reschke (Secretary), Melissa Bray, Rich Giesige (Webmaster)

Absent: Bill Carnevale

Meeting Opened at 7:15 pm

Dues

President Rouech shared an update on the 2026-2027 dues collection status. Seven remain unpaid to date. One letter was returned by the post office – lot 45 (Fields). That house has been vacant for at least a year. Secretary Reschke will send the 2nd notice letter with a deadline of August 31 to all except Lot 45. President Rouech will contact the son of the deceased owner to request payment.

One homeowner was reported to have paid \$75 extra with his payment; it was agreed the overpayment will be returned by Treasurer Chaves-Fenton.

Homeowner Maintenance Issues

Discussion was held regarding the status of Lot 48 (Jabri). Informal motion to send a letter requesting compliance with community standards, particularly the beds surrounding the house, by August 31, 2026.

MOTION PASSED

Secretary Reschke to send the letter on behalf of the Board.

Landscape

President Rouch discussed the need for revision to the path entrance at the Kensington entrance after the shared septic work was completed. She will follow up with Chris at Tall Oaks to make the necessary adjustments.

Discussion was held regarding the entrance trees. A homeowner has volunteered to trim overgrown pine trees at the Kensington entrance. President Rouech will relay acceptance of his offer and attempt to coordinate with Tall Oaks the removal of the limbs.

Informal motion to move forward with replacement of the Maple Tree at the Kensington entrance by Tall Pines at a cost of \$825; the tree will be a sugar maple. It was noted that a 2nd quote was not received.

MOTION PASSED

President Rouech will notify Tall Pines.

Informal motion to Lay on the Table further discussion regarding pine tree replacement at Jacoby entrance
MOTION PASSED

Director Bray moved informally the allocation of funds for 6 hydrangeas for the Jacoby entrance to be planted behind the existing rosebushes.
MOTION PASSED

Director Bray will coordinate the purchase and planting.

Entrance Lighting

Informal motion to move forward with proposal from Mattic, Inc. to install 6 4-gang GFCI receptacles with outdoor in-use cover at each entrance. Cost of \$3400 includes work to splice into underground electric to access the circuit.
MOTION PASSED

Insurance

Treasurer Chaves Fenton shared the annual insurance renewal as follows: General Aggregate Liability limit of \$2 million/ \$1 million per occurrence; medical at \$5,000 per person at a cost of \$2,458. Director's and Officer's Liability at a cost of \$495. Hearing no objection, she indicated the policies would be paid immediately.

Fall Newsletter

President Rouech reported the Fall Newsletter would soon be sent to homeowners. The following items would be addressed: Fall Picnic, Annual Meeting, Elections of 3 Board positions (Webmaster, President, Director), Fall cleanup, trash provider consolidation.

Discussion ensued regarding location of Annual Meeting; it was suggested to have it at a home rather than the Brighton Township Office to save new \$120 usage fee. Secretary Reschke offered to host at her home.

Meeting adjourned 8:30 pm.

Submitted by
Kathie Reschke
Secretary

Dates to Note:

Fall Picnic	October 3
Annual Meeting	October 13
Fall Cleanup	November 14 (10 am)
Board Meetings:	September 15 (7 pm)
	November 17 (7 pm)