



HOA Board Meeting Monday June 1, 2026

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

Absent: Bill Carnevale, Rich Giesige (Webmaster)

Note: Meeting was rescheduled from May 20, 2026

Meeting Opened at 7:20 pm

President Rouech shared an update on the shared septic project. She indicating restoring the area and walking path was approved as part of the overall cost and that the final cost was less than initially predicted.

Landscape

Informal motion to request additional flowers at entrances after review of initial planting.

MOTION PASSED

Discussion re cutting down bushes/trees which are leaning at 45 degree angle on east side of Jacoby entrance. Director Carnevale will be asked to coordinate.

Director Bray reported no further news at this time on replanting of pines at Jacoby and Kensington area and one maple at Jacoby entrance.

President Rouech reported about 50% of the required signatures needed for invasive plant control in the wetlands have been gathered with efforts on going.

2026-2027 Dues

Informal motion to set dues at \$1200 per year for July 1, 2026-June 30, 2027. Discussion regarding needs for 2027 project to renovate Scenic Court entrance and expected increases in ongoing expenses.

MOTION PASSED

Homeowner Maintenance Issues

President Rouech reported e-mail correspondence with 3 homeowners regarding inadequate maintenance of lots was sent. Informal motion to send letter notifying homeowners of allowed fine of \$75 per week which will be imposed if not addressed by June 15. Letter to indicate weeds must be eradicated and lawn height allowed at 5" or less.

MOTION PASSED

Other

Treasurer Chaves Fenton reported that the HOA's 2025 Tax Return was timely filed. Insurance renewal is expected soon as records show insurance payments last made in July and August.

The following dates were scheduled for the rest of the calendar year (note: Board meetings changed to Tuesday from Wednesdays):

Board Meetings: August 11, September 15, November 17

Annual Meeting: October 13 or 15 pending confirmation with township re: room availability.

Reminder: Annual picnic is October 3rd, 3 pm.

Meeting adjourned at 8:45 pm.

Note: Next meeting August 11, 2027 7:00 pm