

## **Date: 02/10/2026 Minutes of Open Board Meeting**

**Call to Order:** Meeting was called to order at 6:30 p.m. by Maureen Abbey, President. Others present were Debby Fisher, Terry Graves, and Mary Carter. Linda Simmons was also in attendance.

It was announced that Kathy Arnold had resigned from the Board and was replaced by Mary Carter who will serve until April 2026. Bill Cave resigned from the Board as of 1/31/2026. The Board appreciates both for their service to our Section. Maureen was elected President of the Board. Due to the repair work at the Clubhouse and then the ice storm and its residual effects, the open Board meeting had been postponed on several occasions.

**Minutes of October 21, 2025, HOA Open Board Meeting:** Terry made a MOTION to approve October 21, 2025, Meeting Minutes; Mary seconded; all were in favor.

### **Financials/Treasurer's Report – Maureen Abbey**

The Treasurer's Report was given by Maureen Abbey (see attached Exhibit A).

December financials show that the association has collected over \$13,000 in interest, and \$3000 in clubhouse rentals. There is currently \$65,000 identified under refurbishment. \$20,000 was rolled into reserves as this was money allotted for refurbishment but was not paid in 2025. From the reserves, building maintenance of the clubhouse will be paid. Reserves will also be used to pay for legal services rendered in 2025, but which have not yet been billed.

Budget – By law, a reserve study of the HOA's finances is required. If we were to use an outside company, the cost would be approximately \$7,000-\$10,000. Maureen has created a report which includes components for reserves. Tracking our reserves for each component and based on actual expenses plus a 2% increase each year (which is a projection/guess), we arrived at an operational budget of \$300,000 and reserves in the amount of \$200,00. Based on this information and to meet our requirements, we calculated the increase needed from the monthly dues. Thus, the monthly dues has been increased. Going forward, the monthly financials will reflect money added or removed from the components in the reserves. Since the main roof of the Clubhouse is not experiencing any leaks or problems, it will not receive a new roof this year. However, the flat roof on the clubhouse will be replaced this year.

It is noted that insurance is not contained in the budget as it is handled separately.

### **Survey Results – Maureen Abbey**

Based upon the survey of homeowners, 52% expressed their desire for homeowners to pay annually for insurance. 40% of respondents wanted monthly insurance payments. Insurance will continue to be billed annually. However, owners may pay an additional amount each month to cover insurance if they advise DC Capital. Further results from the survey of homeowners indicate there is little support to replace the playground. At some point in the future, the rebuilding of the playground may be reviewed again. Overwhelmingly, homeowners were not interested in rebuilding a dog park. The Board has researched adding more security by installing cameras which read license plates at the entrances to our section. However, the Board will not proceed with cameras as it is very costly. Each camera has a charge of \$2,500 per year and six cameras would be required to surveil all entrances. It is recommended that every unit keep their shed locked. Digital locks are permitted on sheds.

## **Committee Reports**

### **Pool Committee – Debby Fisher**

The pool had a small leak around one of the drains at the bottom of the pool. It is being repaired. It is anticipated that the pool will open May 1. Volunteers are needed to work 2 weeks out of the summer.

### **Landscape Committee – William Fisher**

Following the ice storm, Head Brothers worked 1 day to collect small limbs. They did a good job. As a result of the ice storm, 7 trees need to be removed. Our contractor, Newcomb, will be working in our section shortly. Some of the arborvitae, may be rescued, but the committee will continue to review this damage. It appears that the fall plantings survived the ice storm. The Landscape Committee would appreciate volunteers to help with seeding and fertilization.

### **Clubhouse – Linda Simmons**

The repairs to the floor in the HVAC closet have been completed.

## **Old Business:**

### **By-law Committee – Mary Carter**

Work on the by-laws has been on hold. However, input has been received from our attorney and insurance company. Work will resume on the by-laws.

### **Refurbishment in the 600's – Linda Simmons**

Only a short punch list remains for the refurbishment in the 600's. Payment will be made when the work is completed. Refurbishment in the remaining 600's will take place earlier in the year. There was concern due to temperatures that the paint might have been affected, but our contractor is standing by his work. He further noted that cans left out were empty when the temperatures were extremely low.

### **Piedmont Status**

The Piedmont work under the powerlines has been completed.

**Rules and Regulations** – Rules and regulations will be emailed and placed in carport boxes; if your neighbors are out of town, homeowners are asked to please hold these rules for them until they return.

## **New Business -**

Our association's annual meeting will take place on April 21, 2026. There will be a vote for two vacant board positions, each with a term of three years.

We will have open board meetings on July 21, and October 20, 2026. The newsletter will be distributed in February, May, August and November of 2026.

We are seeking volunteers who will replace shed lightbulbs when needed.

## **Questions/statements from the floor -**

Cecile noted that prior to mulching the front beds, some of the dirt needs to be removed. Also, the mulch should be pulled away from the Unit. Jeremy of Head Brothers asked who will pay for the dirt removal.

Homeowners were pleased with the power washing of the sidewalk and the front of the carport.

It was suggested that as part of the refurbishment, mailboxes should be included. The following mailboxes were identified as needing replacement: 610, 611, 612, and 613. Additionally faded unit

numbers on the mailboxes need to be replaced. The next refurbishment will begin in the spring or summer of 2026.

Orange flags indicate work that needs to be done with trees. It should be noted that the entire budget for landscaping this year has been expended in the cleanup following the ice storm. Some homeowners thought the trees between Section 8 and Section 5 should be trimmed. There should be stakes in the ground to indicate the property line between Section 8 and Section 5. Some thought that the trees in question are owned by Section 5.

Maureen made a **MOTION** to adjourn the meeting, Terry seconded; All in favor. Meeting was adjourned @ 7:22 pm.

Respectfully submitted,  
Mary Carter, Secretary  
RP8 HOA Executive Board

# **EXHIBIT A**

## December 2025 RP8 Financial Review

### YTD INCOME YTD

Actual Income	\$ 652,186
YTD Budget Income	<u>\$ 633,166</u>
YTD Income Variance	\$ 19,020

### YTD EXPENSES

YTD Actual Expenses	\$ 533,469
YTD Budget Expenses	<u>\$ 599,700</u>
YTD Variance	\$ 66,231

### DELINQUENCIES

91-days	\$ 5,513
61-90 days	\$ 1,210
31-60 days	\$ 2,781
0-30 days	<u>\$ 4,513</u>
TOTAL	\$ 14,017

### CASH POSITION

Capital Account	\$721,494
Operating Account	<u>\$108,063</u>
TOTAL	\$829,557