

MINUTES OF TRUSTEES MEETING

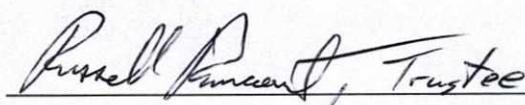
16 FEBRUARY 2026

A meeting of the board of trustees was held 16 Feb 2026 at 6:00 PM at 1110 Dartmouth Dr. Present were Greg Szaraz, Marilyn Szaraz, and Russ Rancourt.

1. The trustees read the minutes of the previous Trustees Meeting, held on 26 Feb 2025. Of the items addressed at that meeting, most issues have been resolved as expected, including the revision of the property taxes on the common area lots, the new signs at the entrances, the new signs for the annual owners meeting, the addition of our social media liaison, the successful launch of the click-to-pay option for dues payments (with 75% of owners currently enrolled), and the filing of the first round of liens against delinquent properties. The only ongoing item is the outstanding balance from the remaining delinquent properties.
2. The trustees reviewed the current financial report of the HOA, including the balances of the operating account (\$3,240) and reserve account (\$35,002). Russ reported that \$5,000 had been transferred to the reserve account in February, following guidance provided by Kaman & Cusimano.
3. Russ reported that the property taxes for all five common area lots were paid in full for the year on 6 Feb 2026.
4. The trustees reviewed the list of delinquent owners, and the four existing liens that have already been filed. They reviewed the costs associated with filing liens in a second round on two target properties. The current receivables total \$6,033. Of that amount, \$4,028 is currently protected by liens in place. That leaves \$2,005 of receivables unprotected.
5. The trustees reviewed the budget for 2026, and voted on the dues amount that will be invoiced in March 2026.
6. The trustees reviewed the cash flow projections for the remainder of 2026.
7. Russ reviewed the policy of adding a flat \$5 charge for each dues invoice in the 2026 cycle that is required to be printed and mailed to any property. This will offset the costs of postage and printing. The subject will be discussed at the owners meeting, so that owners who wish to avoid the \$5 charge can sign up for electronic (email) invoicing.
8. The trustees discussed the upcoming owners meeting, to be held on 4 March 2026 at Riverside HS. Marilyn reported that the lecture room has been reserved from 7-9 PM, with no fee being required this year. Riverside HS has indicated that the customary fee of \$50 to reserve the room will apply in future years, having been waived for two years now. Agenda items for the owners meeting were reviewed and approved.
9. The trustees discussed the annual community garage sale, with proposed dates of 11, 12, and 13 June 2026. Marilyn will coordinate with any volunteers from last year's garage sale that wish to help out again.

There being no further business, the meeting was adjourned.

By his or her signature below, a Trustee affirms that these are true, accurate, and complete minutes of the Trustees Meeting.

 Russell Rancourt, Trustee