

Q3 Meeting of Directors

Thursday October 23, 2025 | 3:00 p.m.

Zoom

Board of Directors

Jordan Honea, President

Jesus Ramos, Vice President

Rob Hansen, Treasurer

Chris Osler, Secretary

Denise Hogenes, Director

AGENDA

- I. Welcome and Introductions (2 minutes)
- II. Call to Order (1 minute)
- III. Meeting Conduct (2 minutes)
- IV. Homeowner Forum
- V. Management Report (5 minutes)
- VI. Approval of Minutes (1 minute)
 - A. Q2 Board Meeting Minutes- June 2, 2025
- VII. Financials (4 minutes)
 - A. May - September 2025
- VIII. Old Business (10 minutes)
 - A. VMCA & RMCA Reciprocity Discussion
- IX. Consent Agenda (5 minutes)
 - A. Ratification- Action Outside of a Meeting
 - i. Landscape remediation in common area
 - ii. Attorney letter
 - iii. Pool Season Extension
 - iv. Snow Removal Contract 2025-2026
- X. New Business (45 minutes)
 - A. Pool Equipment Discussion
 - B. Amenity Building Discussion
 - C. Landscaping in Common Areas- Toll Responsibility versus Association- Discussion

- D. Montaine Circle Shared Cost Agreement Discussion
 - E. Financial Audit- 2021- 2024 for review and acceptance
- XI. Adjournment to Executive Session