

James, Adam, Mike
Start Meeting 6:02pm

Budget: Board discussed budget, recommended and voted on increased budget allotments as follows:

Raise Insurance from 776 to 835

Major projects: Raise 2650 to 3000

Landscape: Currently at 9300

Garden: Propose to make this a separate line item. From 500 to 1000.

Grounds Repair: Raising budget from 1000 to 2000

Income for this year: 32,925

Unbudgeted Items: Tree replacement (Arborvitae in front)

Dues are not changing for FY26 Budget voted on and passed.

Agenda Tracker Items:

All agenda items have been discussed and are updated in the 2025 Agenda Tracker Spreadsheet.

Board has discussed timelines for trash/recycle and has decided that specific times will not be in the covenants but common sense should be used to keep in accordance with current covenants of "regularly removing trash".

The board will reconvene on or about Jan 8th to vote in new members & roles.

Board completed meeting @ 7:10pm