

Board of Directors' 2026 Q2 Meeting

Date: August 3, 2026

Time: 3 p.m.

Place: Semper Fi Property Management

Minutes

1. Call to order

- Traci Bell, President, called the meeting to order at 2:56 p.m.

2. Roll call

- The following Board members were present:
 - i. Traci Bell, President
 - ii. Lynn Lambert, Vice President
 - iii. Glen Carr, Treasurer
 - iv. Steve McCartney, Secretary
- Billy Rivera, representing Semper Fi

3. Quorum

- The Board confirmed a quorum.

4. Financial reports

- Liquid assets
 - i. Operating account: \$116,317.31
 - ii. Reserve account: \$107,964.31
- Additional income (YTD)
 - i. Late fees: \$ 2,190.00
 - ii. Parking tags: \$ 450.00
 - iii. Pool passes: \$ 125.00
 - iv. Violations: \$ 800.00
 - v. Collections: \$ 4,000.00
 - vi. Misc. income: \$ 750.00
 - vii. Insurance assmt.: \$127,898.80
- Discussion: Billy recommended keeping double our monthly expenses in the ops account and transferring the rest to the reserve account. The Board agreed.

5. Management, Maintenance, & Old Business

- Pool lights New pool lights (and wiring) installed
- Nuisances Problematic tenant evicted
- Px washing Pressure washing completed
- Pond pump New pond pump out; ordered by Chris
- Low pond No line to fill the empty pond. Options:
 - i. Running a line: cost approx. \$40k
 - ii. Fill valve off the irrigation system
- Dead trees There is a half-dead willow in the front.
- Flushing The quarterly jetting is coming up.
- Stor. units They will be repaired as needed. No funds for otherwise.
- Concrete. Billy will mark which concrete eruptions need remediation.

6. New Business

- **Annual homeowners' mtg.** Scheduled for 6 p.m. Wed., Nov. 18, at SFPM. Lynn is up for re-election. The original staggering had been 3 one year and 2 one year. After a board member's resignation in an earlier term, the Board voted to keep the board at the original number set by the master deed: 4. The fifth position has only been by special appointment.
- **Gutters.** Bldgs 1-6 (those against the pine trees) are slated for gutter clearing.
- **Safety and emergency mitigation.** Policy specifics and verbiage TBD.
 - i. **Hot water heaters.** A hot water heater policy will be implemented barring no units more than ten years old and mandating a dip pan.
 - ii. **Fire extinguishers.** A fire extinguisher will be mandated in each unit. Storage location/accessibility TBD.
 - iii. **Smoke detectors.** Working smoke detectors are mandated. Number and locations TBD.
 - iv. **HVAC drip pan.** HVAC units dip pans are mandated.
 - v. **Pest control.** Denial of pest control is a violation and a fine.
 - vi. **Flooring.** Installing flooring requires an ARC request and must meet specifications.

7. Adjournment

- Traci adjourned the meeting at 3:24 p.m.