

HOMEOWNERS MEETING MINUTES - January 6, 2026

Carla called the meeting to order at 4:30 pm. Residents in attendance: 30

Board members in attendance: Carla Thompson (Chair), Tim Belton (Vice Chair), Phyllis White (Treasurer), Cynthia Hoenigsberg (Secretary), Jerry O'Rourke (Member-at-Large), Sondra Gatewood (Member-at-Large)

Treasurer's Report (Phyllis): December 1 thru December 31, 2025

November 30, 2025 **\$9,516.03**

Income: John O'Neal Recycle 271.00

Expenses:

Gina StaffordCrane (December newsletter) \$168.00

John O'Neal Team Thank You \$150.00

Norma Nick Taylor (attendance award-3 months) \$ 60.00

December 31, 2025 Balance: **\$9,409.03**

ACCOUNTS:

Checking \$8,804.03

Legal Fund \$600.00

Savings \$5.00

December 31, 2025 Balance: **\$9,409.03**

Committee Reports:

Welcomer's Report (Roberta): 1 welcome with Bill and Dawn Kent #90 and Roberta Introduced Jaime and Joe Mauricio #15 who attended the meeting

Social Committee (Evelyn/Hazel): No report given

Sunshine Ladies (Adriane): 3 cards given

Emergency Response (Tim Belton): Tim and Sondra met briefly to discuss how to move forward. So far we only have block captains. Tim tried to get a speaker for the CERT Program through the police department, but they don't have the manpower to do that. A group of residents interested in the CERT Program would be ideal; Carla plans to sign up, and she will work on getting others to sign up.

Management Communication (Carla/Cynthia): Pam, from Sun, attended meeting to answer residents' questions/concerns.

Speakers (Carla): At least 15-20 more residents need to sign up for Red Cross to schedule time to check/replace non working smoke alarms. Carla/Sondra plan to send out a flyer in the next couple weeks as a reminder. (Pam highly recommends) Carla is working on scheduling a speaker to talk about program on tankless water heaters. (Pam reminded residents a permit is needed to even replace a water heater).

Movie Matinee (Gina) on Friday, January 9, 2026 in multi purpose room 2-4pm
Popcorn provided. Bring your own beverage
The film is: As Good As It Gets

Guest Speakers: Pam O'Callaghan from Sun Communities; Highlights of Q & A are:

- Since the new year just started, projects/budget have not been approved yet
- Pump not working in the pond due to an electrical problem
- Putting green resurfacing is on Pam's list
- Harrison is really tearing up the cul de sacs; Pam will remind them not to turn heavy trucks, but to back up instead; Pam will also check with Harrison that new residents are given the small compost bins for their homes.
- Old trash receptacle areas still need some type of seating- Sun has a Boost Crew that may work on cutting them down and hauling away the concrete. Since this is time consuming and expensive, it was suggested they be left as is and add benches and possibly painted with murals, at least to some of them.
- Emergency kits for new residents: Pam may only have one or two left. Carla to research where previous board obtained the contents and see if new kits can be assembled and handed out.
- Dog run: Pam feels this is a want by some and not a need for all residents. One possible area would be by the BBQ area which is not right by homes and disruptive to owners.
- Internet didn't work in clubhouse on New Year's Eve. Pam will check it out.
- Can the newsletter be hard copy instead of digital? A few residents are not able to access it online, and the board is covering the cost of printing those each month. Currently, the cost per printed copy is running around \$3.50/copy.

Old Business: Norma Nick Taylor sent in a letter of resignation from the Board due to ongoing health concerns.

New Business: Carla will bring information from previous presentations for people who missed the meeting and want more information.

Jerry O'Rourke confirmed we currently have the best price for printing of limited newsletters.

Open Discussion: It was suggested a card be signed by residents to send to Gillian Carr at her new residence in Santa Clarita.

Carla reminded everyone that Song Circle is starting again Saturday, January 10, 2026.

Phyllis reminded everyone that her phone number is currently used for the Shout Out Call each month. That call is typically on the Sunday before each Homeowners Meeting. Please don't call Phyllis to see why she called you on that day, around mid day usually.

Raffle drawing: Bundt cake winner (red velvet) Mike Hoenigsberg
\$20 winner was Natalie Sweeney

Meeting was adjourned at 5:20 pm
Upcoming Meeting: February 3, 2026