

Spyglass Ridge Board of Directors Meeting Minutes
November 12, 2025

Attending: Don Carlson, Jeff Childs, Scott Ryder, Patti Schmidt, Mathew Dokoupil, Tom Perreault, Karla Beckwith & Jennifer Mangan, HOA Manager

Don opened the meeting at 6:30PM.

A quorum was established.

The agenda was not adopted.

A motion was made by Scott and seconded by Patti to accept the October Meeting minutes. The motion was unanimously passed.

The income and expense statement for October was presented by Don. Expenses of note were the final payment for the pool construction and the replacement of the VFD.

Don presented the 2026 proposed budget. A motion was made by Scott and seconded by Matt to adopt the budget. The motion passed unanimously.

The nominating committee consisting of Patti, Karen Harkin and Scott presented the information that there were 3 individuals interested in running for the board and submitted a Candidate Interest Form. There will be 3 vacancies on the 2026 board.

The ACC committee report was presented by Ron Lantzy. The committee has received and approved 4 house plans, 6 roof replacements and the installation of a Star Link antenna. Ron presented a request from Lot 136 to use the common area behind the house to access the property to complete major repairs on the house.

A motion was made by Scott and seconded by Jeff to approve the request. The motion passed unanimously.

Jennifer announced that the Holiday Party would be held December 11 from 6-9 PM. There will be 50 seats available. More information to be provided in the newsletter.

A discussion was held regarding the mowing of native grass areas . WD Yards annual contract currently is for 3 mowings. Some community members have been requesting to have this increased to 5 times. This would add an additional \$3000 to the 2026 budget. A motion to continue with 3 mowings was made by Scott and seconded by Jeff. The motion passed unanimously.

Watermark provided a proposal for the pool maintenance for 2026. The Board asked Jennifer to obtain a written proposal from Chaparral since they provided the maintenance in 2024.

Lot 174 requested to address the board:

Don reviewed landscaping guidelines and detailed the history of inspection issues with Lot 174.

Dispute resolution guidelines were presented.

Greg Smith, owner of Lot 174, was given time (7 minutes) to present information regarding the forfeiture of his landscape deposit and asked the board to review his concerns. It was explained to Mr. Smith that this was his opportunity to address the board and present his concerns, as he requested, and a final board decision would follow. A motion was made by Mat to uphold the August decision of the board to not return the landscaping deposit of \$2000 since the timelines and HOA requirements were not met. The motion was seconded by Patti. The motion passed unanimously.

A motion was made by Patti and seconded by Jeff to suspend the board meeting and move to Executive session. The vote was unanimous.

After the Executive session, the board meeting was reopened, and a motion was made by Patti and seconded by Tom to close the board meeting. The motion was approved unanimously, and the meeting was closed at 10:01 PM.

Respectively submitted,

Karla Beckwith, Secretary