

Spyglass Ridge HOA Board of Directors Meeting Minutes

October 8, 2025

Board members present: Don Carlson, Jeff Childs, Scott Ryder, Karla Beckwith, Mathew Dokoupil, Patti Schmidt, Tom Perreault. Jennifer Mangan, HOA Manager

Don opened the meeting at 6:30PM.

A quorum was established.

The agenda was not adopted.

Don introduced Tom Perreault who will be joining the board to serve the remainder of Mike Cleary's term.

September 10, 2025 meeting minutes were corrected to reflect Jennifer's absence and the spelling of Tom Harkin's name. A motion to correct the minutes was made by Don and seconded by Jeff with unanimous approval by the directors.

The September 10, 2025 Executive session minutes were corrected to add Patti. A motion to approve the change was made by Scott and seconded by Don with unanimous approval by the directors.

The Treasurer's report and September financial report, were presented by Don. Four unpaid special assessments were referred to the SGR HOA attorney. Questions were entertained from the board and the HOA members present.

Don reviewed the Reserve Study. Questions were entertained from the board and the association members attending.

The proposed 2026 budget was reviewed including the proposed annual assessment of \$968 per lot.

The ACC report was presented by Tom Harkin. Tom introduced Ron Lantzy as the new ACC Chair. Tom will remain on the committee.

10 more roofs, gutters, & etc. applications were approved. There has been a total of 46 submitted so far.

Several landscape plans have been approved.

1 new construction plan was returned for changes

1 previously rejected construction plan was resubmitted with changes.

A discussion was held regarding the December Holiday party expense. A motion to use the budgeted funds of \$1000 for catering and omit the prizes was made by Karla and seconded by Jeff with approval by the directors.

Don presented an update regarding the repair of the detention pond (aka Lake Spyglass) located at the front entrance. Barnes Electric has ordered the part and the repair should be complete in the next few days. This repair did not require a board vote.

A discussion was held regarding hiring someone to prepare the financial report. A motion was made by Scott and seconded by Jeff to hire an individual to prepare the financial report.

The motion was approved by the board.

With no further business, a motion was made by Karla and seconded by Patti to adjourn the meeting at 7:50PM. The motion was approved.

Respectively submitted

Karla Beckwith
Secretary