

Spyglass Ridge Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
May 13, 2026  
6:30pm

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- Board members in attendance: Scott Ryder, Jeff Childs, Patti Schmidt, Mathew Dokoupil, Tom Perreault, Kari Kjerstad, & Karla Beckwith. Also in attendance was Jennifer Mangan, Association Manager.
- Scott, President, called the meeting to order at 6:32pm
- A quorum was established
- Meeting agenda was NOT adopted
- March meeting minutes were presented for review (No meeting held for April 2026). Motion to approve minutes made by Tom Perreault with 2<sup>nd</sup> by Mathew Dokoupil. Approved unanimously.
- Treasurer Report presented by Tom Perreault included:
  1. Financial reports for March/April 2026 with nothing unusual to note on reports.
  2. Answered questions from membership regarding fines assessed and CD purchases.
- Jennifer Mangan, Community Association Manager, reported:
  1. One unpaid annual assessment due. Following enforcement policy procedure to resolve.
  2. All but two pool closing volunteer spots have been filled and Don Carlson will be holding a training for all volunteers on May 14<sup>th</sup> at 8pm at the pool.
- Don Carlson, ACC Chairman, reported:
  1. 13 submissions were received for March & April 2026 and included:
    - a. 4 roof replacements
    - b. 3 driveway paver installations
    - c. 1 new home construction
    - d. 1 discussion regarding drainage issues/concerns
  2. Information provided regarding Clearnetworx
- Scott Ryder, President, reported:
  1. Board members voted by email to approve a tree maintenance proposal from WD Yards with a total vote count of 6- yes votes and 1- member (Jeff Childs) abstaining from voting.
  2. Pool opening party was held on May 2<sup>nd</sup> by community members for community members. Party was well attended.
  3. Information on clearnetworx was provided regarding a requested easement they want the HOA to grant to them. Community manager, Jenn, was asked to seek input from our HOA attorney on the issue.
  4. Annual inspections were completed on May 6<sup>th</sup>. All violation notices will be sent out by May 15<sup>th</sup> and 2<sup>nd</sup> round of inspections will be completed on June 15<sup>th</sup>.

- Lot 26 owner, Kari Kjerstad, presented information regarding parking in the community and city regulations.
- A motion was also made by Kari Kjerstad as a sitting board member to change the current HOA Pet Policy by deleting the use of electron leashes which is currently ok per the policy. The motion was later retracted. Kari also presented information regarding city leash laws. Both items were deferred.
- A guest speaker from WD Yards, Joe Chandler, who is an arborist presented information regarding tree health in the Spyglass Ridge neighborhood and answered questions from community members.
- The next board meeting will be held June 10, 2026 at 6:30pm.
- A motion to suspend the regular board meeting and move to executive session was made by Kari Kjerstad and 2<sup>nd</sup> by Mathew Dokoupil. Motion accepted unanimously and executive session began at 8:00pm.
- **EXECUTIVE SESSION MINUTES RECORDED SEPERATELY AND NOT AVAILABLE FOR GENERAL MEMBERSHIP REVIEW**
- A motion to adjourn executive session was made at 9:03pm by Tom Perreault with 2<sup>nd</sup> by Jeff Childs & was approved unanimously.
- A motion to adjourn the regular board meeting was made by Patti Schmidt with a 2<sup>nd</sup> by Jeff Childs. Motion approved by unanimous vote and meeting ended at 9:04pm.