

- F. Village Update –
- i. 3802 Callery Ct – the board reviewed the bid from Cutting Edge Glass to replace the glass in the rear door. A motion was made to approve the bid from Cutting Edge.
Motion – Bill Jones Second – Gary Chrzastowski Passes
 - ii. 3643 Tamarron – sidelight replacement. The Board reviewed bids from Cutting Edge and City Glass. Cutting Edge’s bid was for full sidelight replacement and the City Glass bid was to just replace the glass panes. The Board would like more information on how Cutting Edge will replace the sidelights and what the warranty would be from City Glass.
 - iii. 3685 Tamarron – would like the fir trees behind their unit trimmed. .
- G. Vista – everything is going good in the Vista. There have been complaints about “crispy” grass.

Unfinished Business:

- A. Rules and Regs – tabled.
- B. Irrigation Rates 2026 – it was noted that the City will be doubling the water rates for irrigation in 2026 and they will need to be taken into consideration when doing the 2026-2027 budget.
- C. Picnic– Tim will start with the set up around 3:00 p.m. and Butcher’s Block should deliver the food around 4:15 p.m. We’ll get some extra plates, utensils and napkins for the dessert table. The Board would like new signs to be put up this year to remind people of the picnic.
- D. Power Washing – we are working on the list of Owners who signed up for power washing with Power Washer Plus and hope to have it scheduled soon.

New Business:

- A. Water Pressure – the City replaced a pump at the sub-station and did not turn the valve back on. Residents called the City to complain of low water pressure and after 2 weeks the City discovered the closed valve. When they turned it on, the water pressure was incredibly high 100-120 psi. When the City was contacted about the high pressure they said they knew about it and had ordered a restrictor that was coming from overseas but they would not turn down the valve. An underground water line broke and the City had to repair it on a Sunday. That Thursday, they turned the valve down on Oct. 9th and the restrictor valve was installed on October 17th.
- B. Irrigation Rates 2026 – it was noted that the City will be doubling the water rates for irrigation in 2026 and they will need to be taken into consideration when doing the 2026-2027 budget.

Homeowner Comments:

- A. Beth Williams stated the edging around her sidewalk and driveway is still aggressive. Dave Steele they do less edging next year and Tom stated they aren’t using a proper edger to get the desired effects. The Board will address this in next year’s contract.

The Board adjourned the meeting at 8:03 p.m. by motion – Bill Jones and seconded by Dave Gentry. Motion passed.

Executive Session:

- A. The Board went into executive session to discuss issues with a homeowner who is refusing to pay legal fees directly associated with non-compliance of the documents and after letters from the Board informing her that if the issue wasn't rectified, it would be sent to the attorney and they would be liable for the attorney fees. A letter will be sent from the Board stating that they are liable to pay the fees and they will not be waived.

The Executive Session was adjourned at 8:24 p.m. by motion – Jessie Waymire and seconded by Bill Jones. Motion passed.