



BOARD OF DIRECTORS – DRAFT AGENDA

September 23, 2026

Time: 7:00 – 9:00pm **Location:** Zoom

ZOOM LINK: Join Zoom Meeting through the Resident Portal: <https://actionlife.zoom.us/>

7:00 I. CALL TO ORDER

7:00 II. EXECUTIVE SESSION DISCLOSURE

- A. Delinquencies
- B. Fee Waivers
- C. Leasing Exceptions
- D. Compliance/ACC/Pool Report

7:05 III. CONSTABLE'S REPORT

7:10 IV. FINANCIAL UPDATE

7:20 V. CONSENT CALENDAR

- A. Approval of prior Board meeting minutes — August 26, 2026
- B. Acceptance of financial statements — August 2026

7:25 VI. COMMITTEE REPORTS

- A. Charter Reviews – Social, Welcome, Dog Park, Communications (previously approved February 2025)
- B. Monthly meetings with liaisons are recurring monthly
- C. Liaison Updates
 - 1. Social
 - 2. Welcome
 - 3. Landscape
 - 4. Communications
 - 5. Dog Park
 - 6. Architectural

8:00 VII. UNFINISHED BUSINESS

- A. CCR Vote
- B. Audits
- C. Website Update
 - 1. Community Communications, Calendar and Signage
- D. Tornado Siren
- E. Volunteer Appreciation Night – Open to New Volunteers (October 9, 2026 @ 7-9pm)
- F. Compliance Specialist permanent position
- G. Solar Powered Trail Cameras in Common Areas

8:45 VIII. NEW BUSINESS

- A. Board Resolution on Collections Policy
- B. Management Update
 - 1. Fencing projects
 - 2. Updating plumbing for main pool pressure –
 - a. Presently one-inch pipe which is inadequate: Options replace main line to 2" pipe or replace commodes (previously unsuccessful)
 - b. Leak under pool equipment area running through to pool steps under the deck
 - i. Reserve Study – Main pool deck replacement timing
 - 3. Sign labeling contest (3 on FM740 4x8') or remove
 - 4. Block Captains/Block Parties for 2027 (new communication channel/addition to budget)
 - 5. Attorney to request remaining electronic files from Essex
 - 6. MUD Capital Improvement Project – notifying homeowners of leaks/sewer/issues

9:00 IX. SCHEDULE NEXT MEETINGS

The next Board meeting is scheduled for October 21, 2026, at 7:00pm at/via Zoom.

The next Town Hall meeting is scheduled for October 28, 2026, time and location to be announced.

9:00 X. ADJOURNMENT
