Board Meeting
February 19, 2026- Pritchett Home

ADMIN:
1) Call to Order: Meeting was called to order at 7:10; Triston Hardy gave the benediction.

2) Roll Call: Present were the President: Tom Muldoon, Secretary: Melissa Pritchett, Treasurer: Sandra Scott, Board Members: Triston Hardy, Geoff Pritchett, Jackson Wright, Aubrey Underwood. Absent were: Past President: Anthony Brooklere, Vice President: GB Quinney.

3) Approval of last minutes meeting: Minutes were approved as written.

4) Dues Report: There are currently 9 homes in arrears. Triston asked which residents did not pay last year. (Jones and Miles were the only ones who did not pay '25 dues). Tom feels it is important to enforce the penalties on late dues. Our attorney wants to combine the late dues for Miles and Jones with what they already owe and start the process of filing a lien. He is also starting the process of foreclosing on a lien against the vacant 1143 property.

5) Bank Balance: Sandra reported a bank balance of $9497.39. She would like to get the account online in order to easily see all transactions. Discussion of paying online and two people signing checks was tabled until the transition of treasurer duties is further along. The possible need for an #EIN was discussed (Checks were written to the Secretary of State, so it seems we are LLC with no #EIN)

6) New Bylaw committee: the first bylaw committee was successful in getting the bylaws passed. A second committee was formed to do what is needed to make palatable to all. Members are: Triston, Aubrey, Geoff, Jackson, and Terrence. Geoff requested that all board members have a copy of the set of bylaws adopted last year so they would be able to give input if they wish. Tom said he would send to each member.

7) Meeting regarding Sector4/Add1: Tom and Geoff will meet with the developer's representatives to discuss options.

PROPERTIES COMMITTEE:
8) Geoff presented the current options of signs and explained that the City of Adamsville has said that they may help us with the cost of the signs. In view of that, discussion was tabled until we hear from the city. Mr. Jackson will get information and pricing on a vinyl option. Street light repair is in progress.

9)SOCIAL COMMITTEE: Will ask for Social Committee dates from Mrs. Brooklere.

ARCHITECTURAL CONTROL COMMITTEE:
10) Discussion of penalty for those who disregard notice of violations.

MEETING CLOSURE: Meeting adjourned at 8:05
11) New Business: Discussion of installing a new street light in subdivision. Tom said he would check into it. Discussion of HOA website. Melissa will send member emails to Tom. Tom will resend information to get on website.
12) Next meeting: Tentatively set for June 18
13) Adjournment: 8:05pm.

Action:

Bylaws Committee: meet and have bylaws revision by next meeting
Sandra/Melissa: enforce penalties on late dues.
Tom/Geoff: meet with developer's representatives
Tom: send copy of adopted bylaws to each board member, research if a need for #EIN, check on streetlight information with Jackson, resend information re: website
Jackson: get information and pricing on vinyl option for street signs
Geoff: follow up with city regarding street sign funding
Melissa: get dates from social committee, members' emails to Tom