

Board of Directors Meeting
Meeting Minutes
4/30/2026

1. Gerri Pennachio, President, called the meeting to order at 6:02 PM.
2. Gerri Pennachio, President, gave notice that the agenda was posted on 4/28/20.
3. Roll call was taken and a quorum of the Board was present -

Gerri Pennachio, President - present
William Mellan, Vice President - present
Marcie Hoecker, Secretary - present
John Peronto, Treasurer - present
Shannon Hannum, Director - present
Rita Fandrich, Director - absent
Norren McGowan - present

4. Approval of Prior Minutes:

Noreen made a motion to accept the minutes from January 29, 2026, Board of Directors meeting as submitted in the Board Packet. Joan seconded the motion. The motion was put to a vote and passed unanimously.

5. President's Report

The south gate has been fixed by Gate Masters. We will no longer be working with Gate Tech. Chris the trapper is gone. Norren and Gerri will be interviewing new trappers that Shannon has found. Work continues on atrium windows. There are two more to be fixed this year and then six next year.

6. Vice President's Report

Controversy surrounding ownership of the land next to Harden continues. There was a suggestion that we ask Dan to look into it was decided that Ronnie will research and report back to us. Shannon reiterated that we should not be paying lawyer fees to discover who owns the property. Ronnie will contact Steve Allen with OA1 to get a copy of the survey.

7. Treasurer's Report

Provided documents were discussed. Gerri stated that Jennifer Abel's situation needs to be addressed and we should move forward with the lien. Ronnie will reach out to Dan. Minor outstanding bills of \$1.00 or less will be cancelled.

Bill made a motion to accept the Treasurer's Report. Noreen seconded the motion. The motion was put to a vote and passed unanimously.

8. Manager's Report - Ron reviewed points from his provided documents.

9. Committee Reports:

10.

Hospitality - Marcie provided an update and reminder of the upcoming potluck.

11. Old Business: N/A

12. New Business:

Golf Cart - it was agreed that we would purchase a reasonably priced golf cart for Terri's use. The cart would be stored with Terri.

Bill made a motion to accept the golf cart purchase. John seconded the motion. The motion was put to a vote and passed unanimously provided it cost less than \$2,900.

13. Adjournment:

Noreen made a motion to adjourn the meeting at 6:49 PM. John seconded the motion. The motion was put to a vote and passed unanimously.