

Peachtree Lane Improvement
Open Board Meeting Minutes
January 26, 2026 | 5:30 p.m.
Via Zoom Video Conference Call

Board members present:

Doug Howard - President
Greg Price - Director

Management Representative:

Philip Gauthier, Manager & recording secretary

Board member absent:

Kyle Hamilton - Treasurer

Call to Order:

Meeting was called to order at 5:30 p.m.

Quorum Requirements:

- Quorum was met for the meeting.

Approval of November 24, 2025 Open Board meeting minutes:

- Doug - motioned to approve the meeting minutes as written.
- Greg - seconded the motion
- Motion passed unanimously

Financial / Mgmt. Report:

- Plumbing project is underway
- Electrical estimate approved for Unit #16
- Fountain proposal for repair adjusted to reflect repaired leveler line
- Invoices will post with subsequent financials on more regular basis as procedures settle in with new management company

Old Business:

- There was no old business to discuss.

New Business:

- a) CC&R Proposed amendment - owners have (60) days to return the ballot. Thus far ballots have been returned to the manager
- b) Discussion of plumbing and electrical repairs as result of insurance - this has set back the financial planning for the 2026 fiscal year. The board is considering raising the monthly assessment the full 20%. Manager to investigate requirement and possible legal opinion if this is allowed mid year. This would be better than a large special assessment to finish the roofing project and keep proper funding levels.
- c) AEL Roofing - contractor has become non-responsive. Unable to get warranty work completed. Association is moving over to North Kings Roofing (NKR) to finalize community roofing project. **Doug motioned** to complete units 12-20 one unit at a time on a priority basis. NKR to provide priority list and revised bid for single roofs at a time. **Greg seconded the motion.** Owners commented and agreed with the revised roofing plan. *Motion passed unanimously.*

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- d) Owner electrical panels update - all have been completed with exception of unit #16. Owner has passed. Extended family is moving to sell home asap. HOA is trying to schedule electrical work and apply charges to owners account to settle at time of sale.
- e) Fountain leak - discussion of options to reduce overspray. Owner recommends adding a bypass valve. Manager will contact fountain contractor to discuss. Doug made a motion to accept the AllBrite Pools estimate for \$3,065.00. Greg seconded the motion. There were several supportive homeowner comments for fountain considerations of water flow and volunteering to paint wrought iron fencing at pool area. The motion passed unanimously.

Owner Open forum:

- Several owners discussed the fountain and roof repairs by AEL roofing.
- Discussion of special assessment to complete all roofs of 12-20 vs. One at a time. Owners were in favor of 1 at a time.
- Owners are in support of raising monthly HOA dues to the maximum if allowed per the governing documents.

Next zoom board meeting:

The next meeting will be March 23, 2026 and the Annual meeting will be in May 2026

Adjournment:

- There being no further items to discuss, **Doug made a motion** to adjourn the meeting at 6:20p.m. **Kyle seconded the motion.** *Motion passed unanimously.*