

Peachtree Lane Improvement
Open Board Meeting Minutes
March 23, 2026 | 5:30 p.m.
Via Zoom Video Conference Call

Board members present:

Doug Howard - President
Greg Price - Director
Kyle Hamilton - Treasurer

Management Representative:

Philip Gauthier, Manager & recording secretary

Call to Order:

Meeting was called to order at 5:33 p.m.

Quorum Requirements:

- Quorum was met for the meeting.

Approval of January 26, 2026 Open Board meeting minutes:

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

Financial / Mgmt. Report:

- Plumbing and Electrical panel projects finalized. Plumbing incurred additional expense due to additional dig depth and distance for work at 21/22.
- Electrical panel repair made by HOA to #16 and applied to owners account.
- Fountain repair completed and flow valve installed as suggested by Alan.
- Insurance compliance paperwork submitted to carrier.

Old Business:

- There was no old business to discuss.

New Business:

- a) CC&R Proposed rental amendment - the amendment did not achieve the required returned ballots. (17) total ballots were returned. The amendment did not pass.
- b) Discussion of West building roofs units 12-20. Unit #20 will be the next roof. Subsequently the plan is to do units 12-18 but the order may change if any of the owners report interior leaking during the seasonal rains.
- c) Insurance mandated repairs completed. Final Rainforest billing at approx. \$19K has seriously lowered the associations funds. Nearly \$45K in costs are associated with the insurance requirement to maintain insurance.
- d) Currently non-priority items such as landscaping plantings will be placed on hold until the association can increase its reserve funding.

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Owner Open forum:

- Discussion of special assessment and Fannie Mae Freddie Mac funding.
- Due to low level of reserves the HOA isn't eligible for normal lending.
- Unit #16 fell out of escrow (2) times due to HOA financial health.
- Owners agreed a special assessment is necessary to immediately increase the HOA reserves.
- Owner expressed concern about increased electrical repairs to lighting which will likely be coming in the near future.
- Owners believe property should be well funded and maintenance not deferred.
- **Doug made a motion** to send a ballot to the membership for a \$5000.00 special assessment. **Greg seconded the motion.** Owners commented and agreed the \$5000.00 is a reasonable target to get the HOA funded per the 2024 RDA study. With no further comment, the **motion passed unanimously.**
- An owner present offered his professional contractor services to review bids on capital improvement projects.

Next zoom board meeting:

The next meeting will be April 27, 2026 @ 5:30pm and the Annual meeting will be May 15, 2026 @ 5:30pm.

Adjournment:

- There being no further items to discuss, **Doug made a motion** to adjourn the meeting at 6:35p.m. **Greg seconded the motion.** *Motion passed unanimously.*