

HOA Annual Meeting Minutes

December 7, 2025

Officers in attendance: Fred Russel (President), Alena Satric (Treasurer), Connie Peterson (VP), and Stacie Pankow (Secretary)

Old Business

- The meeting was opened at 3pm by Fred who welcomed those in attendance and introduced the HOA members (Fred as president, Alena as treasurer, Connie as VP, and Stacie as Secretary).
- A motion was given to approve the meeting minutes, and they were approved by homeowners.
- While quorum is 35% of homeowners for the annual meeting, the bylaws allow for a minimum of 10 houses represented, which were either in attendance or by proxy.

New Business

- Alena presented the end of year financial statement as well as the proposed dues and budget for the next year, which was approved via motion and second.
 - Part of the financials included discussion about ending the contract with the current landscaper due to him not fulfilling his contractual obligations. Bids were obtained for a new landscaper, and one has been hired to begin in January with a slight increase in current landscaping cost (~\$2/household).
 - There was a hosting fee question as well as discussion about use of Zelle and Venmo for the next dues payments.
 - Discussion was had about an issue regarding 602 Surrey Lane, which was deemed county responsibility.
- Election of officers
 - As terms have been met and exceeded by the current board, the opportunity was opened to the presiding homeowners to step into the roles of president, vice president, secretary, treasurer, and member at large. Fred and Alena both stressed the need for a 5 person board in case of ties during votes.
 - Stepping into the roles for the next 2 years are:
 - President – Adam Pankow
 - Vice President – Greg Peterson
 - Secretary – Gloria Kaririwe

- Treasurer – Catherine Teran
- Member at Large – Jenny Charles
- Adam Pankow stepped up as the new HOA president and introduced himself and had each of the new members introduce themselves.
 - Adam lives on Surrey Lane and has since 2021 and is in Cyber Security
 - Greg lives on Surrey Lane and has since 2021 and is in real estate and property management
 - Gloria lives on Surrey Lane and has since 2024 and is in health care
 - Catherine lives on Surrey Lane and has since 2021 and is a CPA
 - Jenny lives on Carriage Hills Circle and has since 2014 and is a substitute teacher
- Adam opened the floor for any additional discussion items or questions.
 - Becca asked about changing the by-laws to allow for owning chickens. Fred stepped in and said the first step would be to check Columbia County ordinance to see if it allows for chickens.
 - Connie mentioned the recent attempted theft in the neighborhood and strangers walking on the street and the need to be vigilant and aware.

The meeting adjourned at 3:50 pm