

Call to Order – Dale

Roll Call | Attendance – Scott, Dale, Dan, resident Alex (20 Candlelight)

Approval of Minutes from July 8, 2026 – Dale

Treasurer's Report – Dan

- Customer balance sheet - a few at 2 quarters behind
- Balance/Budget - still under quite a ways.
- Savings account - new business account has been completed!
 - Same check numbers, added
 - More interest than past account

Reports

- Water/Irrigation – Pete Adams
 - Stay Green has been working on the North entrance berm
 - Found and unearthed old buried boxes
 - doing electrical fixing
 - found and fixed big main leaks
- Grounds Maintenance – Dale and Dan
 - Noxious weed - deadly nightshade - requires spraying
 - Too resilient, will manage
 - Branches clean up
 - More small trees dead in the playground park, Dan and Dale to address

Old Business

- Adding another payment option for dues -Venmo?
 - No new info at this point
 - If we get all residents emails, then we can consider Quickbooks enhancements

New Business

- Approval for Darrell Brooks Shed – 305 Candlelight
 - No issues, approved
- Landscaping approval Hilary Stroud – 20 Candlelight
 - No issues, approved
- Mike Banville's irrigation concerns – at Willow and Wylie Creek entrances
 - Mike cleans up the debris, recommends turning off the water
 - Multiple issues
 - might be connected to flower bed drip lines - can't turn off the zone

- Current trees are dying, will need to water the replacements
 - Capping is more costly, cancels out the savings of turning it off
 - The irrigation contractor recommends not changing it.
- Adaptive Swing discussion – Eric has the data
 - HOA to purchase, then solicit donations - easier paperwork than splitting costs or ownership, etc.
- Tree removal – three dead trees beyond Dan/Dale's ability to remove
 - Board approved pursuing multiple bids for removal. (2 minimum)
- Pond work discussion
 - Boat purchased, will try it out soon
 - Draining and dredging discussion
 - Pond still required for fire code
 - Pond was not dug deep enough for optimal maintenance (4-10 f rather than 20)
 - To redig it would be 300-400K
 - Floating islands are supposed to eat up the nutrients and minimize plant growth
 - Bentonite liner is still in place at the bottom and remains.
 - Current needs:
 - Fire fighters don't get enough flow
 - Growth makes it look bad
 - Current suggestion is for Scenic City to dredge
 - They have experience doing this with other neighborhood ponds
 - No final decision by the board except to get another round of estimates
- Anything else
 - 246 Poplar - unknown new resident
 - New shed type thing has been unloaded onto driveway - not acceptable by HOA covenants
 - Dale to pursue
 - New sheds need to get painted to match the house, multiples
 - Dan to research addresses
 - Grasses and weeds need to be maintained up to the road
 - Neighbor brush disposal to be looked into. Trees hanging over into our subdivision from outside.

Adjourn: 7:27 pm