

Terraces at Depot Park

HOA Board Meeting Minutes

Call to Order: Laurie Hickey called the meeting to order at 6:30pm - 9/9/2025.

All Board Members Present

1. APPROVAL OF PREVIOUS MEETING MINUTES

- a. No Meeting Minutes from 8/25

2. OUTSIDE MAINTENANCE/LANDSCAPING

- a. The Board discussed that residents have started doing maintenance on their residence. An email reminder that it is time for homeowners to make all necessary repairs and paint/stain will be sent out.
- b. Tree removal and landscaping service: It was reported that numerous attempts have been made to contact the current landscaping company regarding tree removal, with no response. Bryan will call and text to end their services effective after their last visit tomorrow (9/10/25). Everett will email them, as well, to ensure we have a paper trail. Bryan has been in contact with Garden's Edge landscaping, who have offered their services, and will match the price we have been paying to the current company.
- c. A discussion took place regarding gradually replacing dead bushes with small holly. Discussion also took place to add river rock around the French drain near Main Street gate with a projected time limit next Spring.
- d. Termite bond is in the process of being renewed.

3. RENTALS/RENTAL WAIT LIST

- a. Laurie has been working to update the wait list and updating expired leases.

4. BYLAWS/WEBSITE

- a. Everett confirmed the liability insurance has been renewed

5. FINANCIAL/PROPERTY MANAGEMENT

- a. Everett provided updated Financial Report.
- b. Board agreed to proceed with a service contract for a property management company for the financial aspect of the HOA. After confirmation of required information, the property management company will be contacted to begin the process. Proposed start date will be January 1, 2026.

Next meeting: TBA

Meeting Adjourned: 7:40pm 9/9/2025