

Pheasant Trail 4th HOA Meeting Agenda

August 15 2026 5:30-7

- Nancy called the meeting to order.

Budget & Financial

- Reviewed 2026 budget goals versus actual amounts paid.
- Discussed the 2027 budget.
- Discussed leaving three CDs in place and opening two money market accounts:
- One designated for insurance expenses.
- One designated as a reserve fund.
- Discussed separating assessments from regular dues, with the possibility of collecting assessments separately on the 15th of each month.
- Proposed assessment of \$1,000 per unit, with half collected this year and the remaining half next year.
- Discussed reserve requirements and the need for reserves to be at 15%.
- Incentives/discounts on dues will apply to dues only and will not apply to the insurance assessment.

Special meeting & Bylaws

- Discussed special meeting.
- An amendment will be added to the bylaws.
- A letter will be sent to residents notifying them of:

Assessments & Dues

- The upcoming assessments.
- The increase in dues.

Insurance

- Discussed changes to the association's insurance coverage.
- Reviewed how much the association is expected to save as a result of the insurance changes.

Audit & Financial Record

- An outside auditor was requested.
- Discussed confirming that the ledger is available.

Accomplishments

- Discussed the accomplishments achieved during the current term.

Board appointment

- Ashley was voted in as Secretary of the HOA.
- Nancy adjourned the meeting.

