

Peppertree Lake HOA and Budget Meeting Meetings

1. Call to order: 7:03pm

2. Certify Quorum of Board Members and Membership

a. Board Quorum - met

b. Membership Quorum – 28 (need to get additional proxies) Lisa will be sending emails.

3. Proof of Notice of the meeting

a. Notice was mailed to address on file and posted at each mailbox

4 and 5. Vote to Waive fully Funding Reserves and Roll Over Excess funds

a. Will need to establish majority through proxies

6. Board Approval of 2026 Annual Budget - Approved

June 2026 - our loan will be paid off

Pest control and insurance came in under budget

Lawn contract increase – look at contract and possibly get new quotes

Need to fix damage from heavy equipment near courtyard

Next year will add info on what fees would be for fully funded – updated reserves study may need to be done again for next year

Balconies continue to be repaired. Will take another look at balconies to determine others that need to be repaired

Front “porch” lights in building 24 are not turning off and the light at 2408

Verizon/Frontier box lids need to be taken care of.

Contact Marlon about spare keys and to remove trash bin

7. Adjourn – 7:55pm