

# Palomar Reserve Council of Co-Owners

## Board Of Directors Meeting

2/16/2026

The monthly meeting of the Palomar Reserve Council of Co-Owners Board of Directors was held on 2/16/2026. The following personnel were in attendance:

- Carrie Hoeller (President)
- Dexter Sprandling (Vice President)
- Baxter Napier (At-Large Member)
- Barry Tilden (Secretary) (by Facetime)
- Ima Lane (At-Large Member)
- Ann Wesley (Property Manager)
- Donna Frazier (CH/Grnt/Wel committee)
- Becky Lesch (Gard/Welc committee)

Approval of Minutes of Previous Board Meeting. The meeting minutes from the monthly Board meeting held on 1/19/2026 were reviewed. Carrie moved for approval of the minutes, and Ima seconded the motion. The motion was approved.

1. Financial Report. Ann presented the monthly HOA financial reports for January 2026.

a. Balance Sheet

- The total reserve account is shown on the Balance Sheet as approximately \$87.5K at the end of January. However, the \$860 earned from the Fall chocolate raffle was accidentally deposited into the Republic Reserve Account instead of being applied to the principal on the clubhouse (CH) loan as intended. Therefore, the actual total in the reserve account is about \$86.6 at the end of January. (~\$26.6K and \$25.2K in higher interest CDs and the rest in a lower interest account).
- The operating account was around \$13.2K at the end of January.
- The balance on the clubhouse loan was down to \$134.7 K at the end of January. The \$500 contributions from First Alliance Church in October 2025 and January 2026 were applied to the loan principal on 2/2/26 so this is not reflected in the January financials. The \$860 from the Fall raffle was transferred to the operating account in early February and will be applied to the CH loan principal after closing on the refinance of that loan.

b. Profit & Loss –

- The HOA income exceeded expenses by \$2.7K for the month of January. In addition to “expenses,” we paid \$984 in January for principal for our clubhouse mortgage. \$884 was part of our monthly mortgage payment and \$100 was from clubhouse rental income. So, total income of the HOA in January was \$1.7K more than total expenditures. However, as described below, the January financials do not reflect the significant snow removal costs expected from recent weather events.
- HOA income overall was ~\$200 above budget in January. General assessment HOA dues collected were ~\$300 below budget and late fees/other income was about \$500 above budget. Other income included \$100 from CH rental and \$500 from First Alliance church for 1<sup>st</sup> quarter 2026 parking contribution.

- Administrative expenses were \$400 over budget in January, primarily caused by the \$600 fee for processing the bylaws amendment (not budgeted) and partially offset by a lower than expected insurance bill for the month.
  - Utilities were right on the budget in January with electric and telephone/internet slightly over, offset by water being under budget.
  - Repairs and Maintenance expenses were \$1000 under budget in January. This was a result of no general, HVAC, plumbing or electric repairs during the month and cleaning charges not being billed until early February.
  - Supplies were very close to budget in January.
  - Landscaping and Grounds expenses were ~\$2000 under budget in January because we have not yet paid the snow removal bills for the month. Ann expects that the snow removal costs for January will be significantly over the \$2000 budget, but we will not know how much until we receive the bill.
- c. Profit & Loss Budget Vs Actual YTD. At the end of January 2026, several Year-To-Date expense categories were over or under budget as shown in the table below -

Expense Category	Amount Over Budget	Comment
Income	\$200 over	Caused by collection of parking contribution from FA church in January.
Administrative	\$ 400 over	Legal expenses for Bylaws revision processing.
Utilities	--	Very close to budget
Repairs and Maintenance	\$ 1000 under	No general, HVAC, plumbing or electric repairs during the month and cleaning charges \$500 below budget
Supplies	--	Very close to budget.
Landscaping and Grounds	\$ 2000 under	Bills for January snow removal not received and paid until February.

d. Open Invoices –

- The report shows that there are currently 4 past due accounts for Palomar Reserve HOA at the end of January, totaling ~\$2.4K. This has increased by about \$500 since December.
- \$2.0K of this total is against a single account that has been delinquent since May 2023 (). The owners made no payments in January and therefore fell an additional month behind. Ann reached out to them again and they responded that they intended to pay \$400 soon and more towards the end of February. The HOA has placed a lien on this unit and Ann will continue to put pressure on the owners.
- The unit that was newly delinquent last month () continues to owe a late fee of about \$43.
- One unit that owed a fine last month () has not paid this amount of \$90.

- One unit ( ) consistently pays slightly less than the amount associated with their unit's square footage and therefore, their past due amount increases slightly every month. It is currently at ~\$201.

## 2. Old Business

- a. Bylaws amendment. Ann brought the signature page for the Bylaws amendment to the Board meeting and got Carrie's signature. She will send this to our lawyer and he will complete the amendment process by filing it in the county clerk's office.
- b. Magnolia trees scraping in front of building 4205. Ann has spoken to Caudill and they will trim these trees as part of their Spring cleanup.
- c. Elevator Dialer. Ann has contacted another elevator company (Kings Three) and obtained an estimate of \$79/elevator to monitor the elevator dialers. This is better than our current bill of \$524 (\$105/elevator for 5 elevators) from DC Elevator. We also need to factor in the cost for installing the dialers and determine if we should pursue this change.
- d. Elevator upgrade costs. Ann received a great deal of information from DC elevators about upgrades needed to our elevators in the foreseeable future. The control boards are obsolete and not supported by their manufacturer, so parts would be difficult to obtain. If one of these failed, the cost to upgrade the elevator to a more modern control board would be significant (~\$100K). Ann is still trying to get a DC Elevator representative to attend the March Board meeting so that the Board can better understand the likelihood of incurring this type of cost for one or more elevators.
- e. Refinancing the clubhouse loan. Ann reported that the bank's appraiser was at the clubhouse today performing the appraisal needed to refinance the loan. Ann expects the closing to occur in the near future. As described in the November meeting minutes, this refinance will significantly reduce the time to pay off this loan and the overall amount of interest being paid. The new interest rate will be 6.75% (versus 8.25% on the current loan) for 3 years and then revert to prime interest rate plus 0.5%. The term of the loan is 10 years. See November meeting minutes for more details.
- f. Change to the Rules and Regulations concerning sprinkler inspections. At the January Board meeting, the Board approved a change to the HOA Rules and Regulation. Barry has signed the signature page and emailed it to Carrie and Dexter. They will get signatures from other Board members and provide the file to Ann. These changes should be summarized in the next HOA newsletter. See January meeting minutes for a summary of these changes.

## 3. Committee reports

- a. Future grant committee. Carrie spoke to Andy from Cutting Edge about the clubhouse drainage improvement task. She will meet with him soon and review the job scope to make sure this is clear. The Board felt that April would be a good time to perform this work as well as the concrete work for the sidewalk in front of 4218. Ann will prepare a communication for the next newsletter to summarize these jobs and a

communication for residents of 4218 summarizing the work-arounds that will be needed while the sidewalk work is in progress.

- b. Clubhouse promotion committee. The Board discussed two separate fund-raising events for this Spring. One would be a chocolate raffle with a drawing to coincide with the Spring cleanup and pot luck. This would be in April after the drainage improvement work for the clubhouse is complete. The second fund raiser would be a Kentucky Derby watch party with a 50-50 raffle for derby winner. Details of this fund raiser have not yet been finalized. Donna and Becky again agreed to take the lead on both events. Donna recommended that the HOA not do a yard sale again this year. Last year's event required too much effort for the funds raised.
- c. Garden committee. Becky reported that they are working to figure out the best places to plant the Cana lily bulbs that Carrie mentioned last month. They would like to get water turned on to additional buildings (4205 and 4218) so that watering of these and other plants would be easier this year. This will be discussed further next month when the weather has improved.
- d. Welcoming committee. Barry produced an updated cost pie chart for 2025 and provided a copy to Becky and the Board. The Board agreed that this chart should be included in the welcome package and perhaps in the spring newsletter. It is attached to these meeting minutes.

#### 4. New Business.

- a. Drier vent cleaning update. Donna obtained a quote of \$75/unit for drier vent cleaning as long as a significant number of units participate. This would include only cleaning from the inside. She is working to see how much extra it would cost to use a ladder and access the vents from the exterior and also to replace the vent covers. There was some discussion of whether the HOA should require this work and then bill it back to the unit owners. Since this is a safety issue, the HOA governing documents provide a basis for such a requirement, but no decision was made at this Board meeting.
- b. Snow removal feedback. Feedback on Caudil's snow removal work in January was generally positive. The freezing and thawing of ice made many surfaces slippery in spite of Caudil's best efforts. We did learn that the ice melt buckets from last year that were stored within the buildings had solidified over the summer and could not be used when needed. Ann's staff had to bring out fresh supplies of ice melt. The usefulness of even the fresh ice melt was inconsistent because chemicals like these do not work for extremely cold temperatures.
- c. Renewal of Caudil's contract for landscaping and snow removal. The current contract expires in March and Ann received a new proposed contract that reflects a 4% cost increase versus last year. Ann provided a copy to Board members. The Board asked Ann to obtain at least one and preferably two additional estimates (Lex Cut and Sharp Lawn) so that we can compare cost. It is difficult to compare these contracts. Ann said that even when the hourly costs for snow removal work are compared, there is often a great disparity in how many hours a contractor claims was required to clear the snow. She will get one or two new estimates and make a

recommendation to the Board in the next few weeks to either renew Caudil or try another contractor.

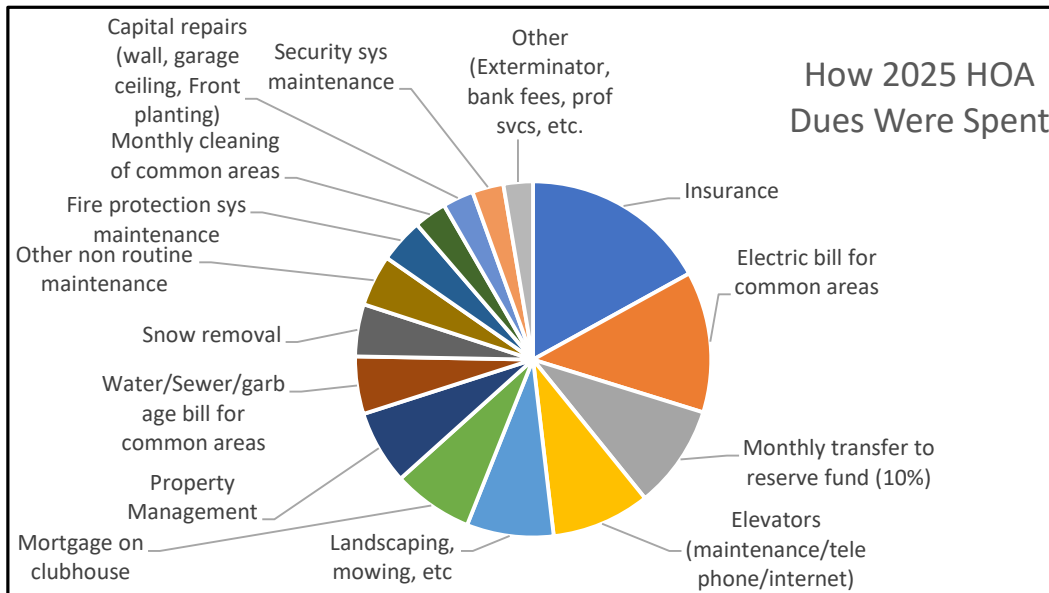
- d. Dumpster rental. Republic Waste, who rents us our trash dumpster, has been constantly increasing cost over the last few years. They were up to \$216/month for the rental of a single dumpster. Their contract is due for renewal in March and it automatically renews if no action is taken. Ann decided to not renew the contract with Republic and instead go with Rumpke. Rumpke has agreed to rent the same size dumpster to us for \$65/month. The Board agreed with Ann’s decision and the fact that she made this decision without Board approval under these circumstances. The city actually empties the dumpster and charges an additional \$48/month to perform this service. Replacing the company who rents us the dumpster will not solve any of our dumpster issues, but it will reduce cost. Ann will also check on the cost of renting and emptying a second dumpster.
  - e. Carrie reported that the red truck parked in front of the clubhouse (occupying 2 parking spots) had been there too long. The registration expired and we have been lenient for a long time because of special circumstances. Carrie asked Ann to tag the truck with a towing tag so that the owner would be motivated to act.
  - f. Donna and Becky reported that the Tuesday evening social events were still going well with a regular attendance of 12 to 15 people, mostly ladies. They proposed a similar event on Friday evening in the form of a “game night,” encouraging more of the men to attend. The clubhouse is rented every Friday to the quilters club and they finish by 5 PM. Donna and Becky agreed to oversee the social event and make sure the CH is clean afterwards. The Board agreed to this proposal as a means of promoting community spirit and better utilization of the clubhouse.
  - g. Newsletter. Ann agreed to prepare a Palomar Reserve newsletter before the next Board meeting.
5. Adjourn. The next Board meeting will be held at 4:00 on 3/16/26 in the clubhouse. The meeting was adjourned at 6:05 PM.

**Topics Tabled at Previous Board Meetings**

<b>Tabled Item Description</b>	<b>Date Tabled</b>	<b>Reason Tabled</b>	<b>When to Revisit</b>
Options for renewal of two reserve fund CDs	November 2025	Both CDs will mature in May.	April 2026

## 2025 Actual Expenses

		How 2025 Monthly Dues were spent
1	Insurance	\$57.00
2	Electric bill for common areas	\$43.00
3	Monthly transfer to reserve fund (10%)	\$31.50
4	Elevators (maintenance/telephone/internet)	\$30.00
5	Landscaping, mowing, etc	\$26.50
6	Mortgage on clubhouse	\$24.50
7	Property Management	\$22.50
8	Water/Sewer/garbage bill for common areas	\$17.50
9	Snow removal	\$16.00
11	Other non routine maintenance	\$15.50
10	Fire protection sys maintenance	\$13.50
12	Monthly cleaning of common areas	\$10.00
13	Capital repairs (wall, garage ceiling, Front planting)	\$9.50
14	Security sys maintenance	\$9.50
15	Other (Exterminator, bank fees, prof svcs, etc.)	\$9.00
	<b>Total</b>	<b>\$325</b>



### Notes

Does not count transfers to reserve fund above the monthly 10%.

Does not count transfers to CH loan principal above monthly mortgage payment.

Subtracts city grant (\$1299) from front plantings job.

The "monthly average HOA dues" is higher than actual because it includes late fees.

Monthly average costs are rounded to nearest 50 cents.