



February 12, 2026 Board Meeting Minutes

Meeting called to order at 7:08 pm

Board members present: Milos Basovic, Cody Meyers, Missy Villa and Tia Branstetter

Board members not present: Molly Holmes and Cody Valley

Board Quorum: Yes

Approval of the 2026 January Minutes: Approved 1st Missy Villa / 2nd Cody Meyers

Approval of the 2025 November Minutes: Yes with corrections. 1st Cody Valley / 2nd Cody Meyers

Homeowner Attendance: 2

Homeowner Concerns/Comments:

- The idea for a pickle ball court was brought up by homeowners Brian and Maria Flemming. It would be nice to have lines painted on the tennis courts to have a dual court. They also brought a quote for the idea - \$790 for the pickle ball court lines and if tennis court lines were included it would be \$1200 for both with kitchen. Need to pressure wash the court.

PIPS:

- Lot 202 permit for trailer parked at house. 2/11-25/26
- Lot 170 has a permit for trailer park 2/14/26 two weeks
- Lot 117 proposed to build a fence and an enclosure with gate. - Approved

Unfinished Business:

- Pool Lift – Budget constraints this year. Moved to next year
- Cloud/HOA software – This has been decided and we chose - Pay HOA.
- RV Lot – The RV needs to be updated to see exactly how many spots we have open.
- Asphalt paths and Parking lot – Cody M will be working on getting new quotes and looking at painting (yellow or white) to identify hazardous areas that are lifted or uneven.
- Rec center Roof – Cody V. is working on getting more quotes for this project and looking into the pros and cons of materials. Needs to start before pool season.
- Tennis Court fence – The debris has been taken care of and most of the concrete looks to be gone. The Fence company redid the footings so water would not pool around the posts. We will check the area.
- Rec center security – one lock may need to be re-keyed. The locks we have are all good quality locks and we may even need to recheck after each rental to ensure it is locked. We may replace the thumb lock with a deadbolt as well or another digital lock. Check closing list to make sure the closing checks are up to date.

New Business:

- Type up CCHOA presidents letter and ballot to send out for Annual meeting on April 16, 2026. Hope to see you all there.

President: Milos Basovic

I will work on the annual letter and Ballots.

Vice President: Cody Meyer

I had issues with the acid being high and worked on getting it lower. The chlorine was low.

Maintenance: Cody Vallely

Not present.

Treasurer: Missy Villa

I have been busy getting the Annual budget together for review.

February 12, 2026 Treasurer's Report:

Balance Sheet as of February 12, 2026:

Checking: \$107,779

Money Market: \$18,986

Reserve: \$24,595

Total: \$151,360

Money in for the last 30 Days: \$2,010

Money out for the last 30 Days: \$9,948

Subscriptions:

Ionos (Email) - \$16

Microsoft 360 - \$8

Quickbooks - \$180

Pay HOA - \$254

Utilities:

TVWD - \$136

NW Natural - \$43

Ziply Fiber - \$60

PGE - \$677

Ooma - \$19

Waste Management - \$103

Maintenance:

Barrier pest control - \$35

Fence Repair - \$1,200

Operational/Payroll:

Bookkeeper - \$581

State Farm - \$352

OR Dept of Revenue & IRS - \$150

Workman's Comp Insurance - \$560

Total outstanding dues/finance charges/RV lot/rental for this FY: \$35,721

Dues/fees/RV lot paid in the last 30 days \$2,133

Rec. Center/RV Lot: Molly Holmes

Not present

Property Standards:

This position will be filled by Maria Flemming for now. Thank you so much for your repeat interest

to serve as a board member once again.

Homeowner Comments:

Bathrooms at the Rec center need to be evaluated and updated.

Meeting Adjourned at 8:43 pm 1st Cody Meyers / 2nd Missy Villa

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for March 11, 2026 at 7 pm in the Rec Center

2026 Annual Meeting is scheduled for April 16, 2026 at 7:30 pm in the Rec Center