



Homeowners Association Board of Directors Meeting Minutes

12-17-2025

1.0 Meeting Information

Meeting Date	Wednesday December 17, 2025
Meeting Time	5:30 to 7:00PM
Location	311 Hampton Ridge Dr
Attendance	President: Joe Knoernschild Treasurer: Jason Fallon Secretary: Jim Miller
Agenda	Previous Board of Directors Contacts 12/10 Meeting Minutes (Attorney Minutes Handling) Stamps.com Community Financials Vendor List Financials Attorney/Hogan

2.0 Attachments

None

3.0 Meeting Minutes

3.1 Previous Board of Directors Contacts

Jason will reach out to previous treasurers and Secretary to obtain keys, paper records and financial history of the HOA.

3.2 Open Lawsuit Meeting Minutes – A Motion to Vote passed & the Vote was 3-0 approving the following:

Board agreed that future discussions involving open lawsuits will be documented in confidential meeting minutes to ensure no conflict of interest in release of information. The meeting minutes released to members will document that the discussion was had but meeting minutes filed separately for said discussion.

3.3 Stamps.com – A Motion to Vote passed & the Vote was 3-0 approving the following:

The board will pay \$30.99/month for an account that allows us to print postage directly on envelopes at a discounted rate to save money for the HOA. Current management company charges \$1.00 per page and \$1.00 for postage and handling. HOA will print and stuff envelopes using volunteers, etc., to save the HOA at least \$500/year.



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12-17-2025

3.4 Community Financials – A Motion to Vote passed & the Vote was 3-0 approving the following:

The board will print the welcome package and dues letter and mail ourselves vs paying the management company \$560; saving the HOA \$447.12. Future letters will be mailed by the HOA and not Community Financials.

3.5 Vendor List – A Motion to Vote passed & the Vote was 3-0 approving the following:

President will work on creating the vendor list and provide to Community Financials this week.

3.6 Financials – A Motion to Table passed

3.7 Attorney/Hogan

This discussion is documented in a confidential meeting minutes on this subject.

4.0 Next Meeting

Monday December 22, 2025