



Homeowners Association Board of Directors Meeting Minutes

03/09/2026

1.0 Meeting Information

Meeting Date	03/09/2026
Meeting Time	5:30 PM to 6:45 PM
Location	311 Hampton Ridge Dr
Attendance	President: Joe Knoernschild Treasurer: Jason Fallon Secretary: Jim Miller
Agenda	Architectural Review Board IPM Past Dues Ledgers

2.0 Attachments

Master.xlsx

3.0 Meeting Minutes

3.1 Architectural Review Board

3.1.1 317 Hampton Ridge Dr Deck Expansion – A Motion to Vote passed & the Vote was 3-0 approving the following:

The submitted plan to expand the deck was approved and a letter was sent via email providing the approval notification in writing.

3.1.2 222 Andrea Lynne Dr – A Motion to Vote passed & the Vote was 3-0 approving the following:

The board approves a new roof with similar style shingles and color as the current roof. The homeowner also provided a picture he found on the internet of something similar to what he may want to see if the board could provide direction on acceptability. The board cannot provide approval or rejection of a proposed plan to add a privacy fence next to the patio to block view of a neighbor as the Covenants require plans to be submitted that include materials to be used, etc. The board will respond with quotations from the Covenants explaining what should be provided as well as what the Covenants require as well as speak to the fact that there is nothing in the current covenants that would disallow a fence by the patio to block view but also point out current Covenant restrictions on what fences must meet.

3.2 IPM Past Due Ledgers

3.2.1 12 Ridge Manor Ct – A Motion to Vote passed & the Vote was 3-0 approving the following:

The board reviewed IPMs records and found random charges labeled as fines/fees. Utilizing guidance from the attorney, the board unanimously agreed to waive certain fines/fees (only those that did not create



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a direct financial burden on the HOA). Based on the boards, review, 12 Ridge Manor Ct has a remaining 2025 dues balance of \$71.36. Adding to that balance the 2026 dues of \$400, raises the balance to \$471.36. The board will work with Community Financials to get the balance updated in the system and write a letter to this homeowner informing them of the boards findings.

3.2.2 1022 Morgan Meadow Dr – A Motion to Table passed

The board is to review this in further detail and discuss at the next meeting.

4.0 Next Meeting

Monday 3/24/2026 from 5:30 PM to 7:30 PM