

**NOB HILL FOREST TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 20, 2025
MEETING MINUTES**

Call to Order/Declaration of a Quorum

- Notification of Virtual Board meeting posted on CavalierManagementHOA.com and conducted per Policy Resolution No. 09-09: Establishing procedures for electronic notices and virtual meetings.
- Board Member Catherine Kudrick declared a ***meeting quorum with three board members in attendance*** at 6:32 p.m. to start the meeting, which was hosted on Zoom.
- The following Board members were in attendance: Catherine Kudrick, Sharon Thomas, Kathleen Fish
- Management in attendance: Jill Cullinane
- Homeowners in attendance: Denise R. Hagerman, Janice Patterson, Jacqueline Bettis, Michael Kifle

APPOINTMENT OF BOARD MEMBER/ELECTION OF OFFICERS FOR 2025-2026

- Catherine Kudrick made a motion to appoint Denise Hagerman to vacant board position with a term of 2025-2028. Kathleen Fish seconded the motion. Motion passed unanimously. Denise Hagerman accepts appointment.
- Catherine Kudrick made a motion to approve the following Officer positions for 2025-2026. Kathleen Fish seconded the motion. Motion passed unanimously.
 - Catherine Kudrick, President
 - Sharon Thomas, Vice President
 - Kathleen Fish, Treasurer
 - Denise Hagerman, Secretary

Homeowners Forum

- There was discussion regarding a request for a retaining wall in the rear of a property and leaves pickup.

Meeting Minutes

Catherine Kudrick made a motion to approve the September 11, 2025 meeting minutes. Denise R. Hagerman seconded the motion. Motion passed unanimously.

Manager's & Treasurer's Report

- Manager Jill Cullinane presented the October 2025 financials, including the balance sheet and profit and loss: Account balance in all 6 accounts (3 MMs, 2 CDs, 1 Checking): \$556,531.84, Accounts receivable: \$21,672.17.

NEW BUSINESS

- 2025 Holiday Decorating Contest: Two board members volunteered to judge, judging to take place no earlier than 12/15/25, with 4 categories all with \$50 VISA gift card prizes.
- 2026 Proposed Board Meeting Schedule: Catherine Kudrick made a motion to approve the 2026 board meeting schedule. Denise Hagerman seconded the motion. Motion passed unanimously.
 - 1/15/26, 6:30pm, Zoom
 - 3/12/26, 6:30pm, Zoom
 - 5/14/26, 6:30pm, Zoom
 - 7/9/26, 6:30pm, Zoom
 - 9/10/26, 6:30pm, Zoom
 - 11/19/26, 6:30pm, Zoom (Annual Meeting with regular board meeting immediately following)

HEARING FOR COVENANTS NON-COMPLIANCE

Catherine Kudrick made a motion to go into Executive Session at 6:49pm. Denise Hagerman seconded the motion. Motion passed unanimously.

Catherine Kudrick made a motion to come out of Executive Session at 7:01pm. Kathleen Fish seconded the motion. Motion passed unanimously.

TIME AND PLACE OF NEXT MEETING

- 1/15/26, 6:30pm, Zoom

ADJOURNMENT

- Catherine Kudrick made a motion to adjourn the meeting. Kathleen Fish seconded the motion. Motion passed unanimously, and the meeting adjourned upon mutual consent at 7:08 p.m.

Respectfully submitted by Jill Cullinane, Cavalier Management On behalf of the Secretary

APPROVED UNANIMOUSLY BY THE BOARD OF DIRECTORS AT THE MARCH 12, 2026 BOARD MEETING.