

**SOUTHLAKE COVE TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
March 4, 2026**

CALL TO ORDER/DECLARATION OF QUORUM

- The meeting was called to order by Board Member John McCann at 7:06 pm. The meeting was hosted on Zoom in accordance with POLICY RESOLUTION NO. 2025-07-01, Electronic Meeting Resolution.
- Board Member John McCann declared a quorum with three board members in attendance.
- Board Members in attendance: John McCann, Felicia Stephenson, Tyler Nealey
- Homeowners in attendance: Suzanne Blagg
- Management in attendance: Dan Cullinane

APPROVAL OF JANUARY 7, 2026 MEETING MINUTES

- John McCann made a motion to approve the January 7, 2026 Board of Directors Meeting Minutes. Tyler Nealey seconded the motion. Motion passed unanimously.

HOMEOWNERS FORUM

Discussion regarding the following took place:

- An alarm at 4969 Buena Vista has been going off every 30 seconds. Management to send an email to owner.

MANAGER'S AND TREASURER'S REPORT

- December 2025/January 2026 Financials were reviewed, noting a cash balance in all accounts as of 12/31/25 of \$1,097,232.54 and a cash balance in all accounts as of 1/31/26 of \$1,152,799.76.
- Accounts Receivable as of 12/31/25 is \$10,581.25 and as of 1/31/26 is \$-73,584.46.
- As of 12/31/25, \$206,645.87, or 100.1%, in dues have been collected. As of 1/31/26, \$3451.70, or 1.7%, in dues have been collected YTD.

OLD BUSINESS

- PIRs:
 - Account #4142: John McCann made a motion to approve both Fence and Deck PIRs as submitted. Tyler Nealey seconded the motion. Motion passed unanimously.
 - Account #6146: Felicia Stephenson made a motion to approve the PIR as submitted. Tyler Nealey seconded the motion. Motion passed by majority vote: Yes-2, Abstain-1.
 - Account #6030A: Felicia Stephenson made a motion to approve "Bay Blue" for the front door. Tyler Nealey seconded the motion. Motion passed unanimously.
 - Account #6030A: Felicia Stephenson made a motion to approve "Bay Blue" for the awning. Tyler Nealey seconded the motion. Motion passed by majority vote: Yes-2, No-1.
 - Account #4193: John McCann made a motion to approve the PIRs as submitted. Tyler Nealey seconded the motion. Motion passed unanimously.
- Columbia Gas Easement Offer update: Board would like to get its own appraisal done. John McCann made a motion to approve an appraisal, not to exceed \$2500.00. Tyler Nealey seconded the motion. Motion passed unanimously.
- Action Without Meeting #2026020901 was read into the meeting minutes.

NEW BUSINESS

- CJ's Lawn And Tree Service LLC, Inv. 3688, 2/22/26 salt spreading services, \$1,430.00
 - Felicia Stephenson made a motion to approve CJ's Lawn And Tree Service LLC, Inv. 3688, 2/22/26 salt spreading services, \$1,430.00. Tyler Nealey seconded the motion. Motion passed unanimously.
- Installation of 2 pet waste stations:
 - John McCann made a motion to approve the installation of two pet waste stations, not to exceed \$2000.00. Felicia Stephenson seconded the motion. Motion passed unanimously.

TIME, PLACE, AND LOCATION OF NEXT MEETING

- May 6, 2026 @ 7pm, Zoom
- August 19, 2026 @ 7pm, Zoom (Budget Review)
- November 4, 2026 @ 7pm, Zoom (Annual Meeting with Board meeting immediately following)

ADJOURNMENT Board Member John McCann made a motion for adjournment at 8:05 p.m. Felicia Stephenson seconded the motion. Motion passed unanimously.

Respectfully submitted,
Jill Cullinane, Property Manager, At the request of the Secretary

APPROVED BY THE BOARD OF DIRECTORS AT THE MAY 6, 2026 BOARD OF DIRECTORS MEETING.