

**NOB HILL FOREST TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 12, 2026
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, Denise Hagerman
- Management in attendance: Dan Cullinane
- Homeowners in attendance: None

Homeowners Forum

- None

Meeting Minutes

Catherine Kudrick made a motion to approve the November 20, 2025 meeting minutes. Denise R. Hagerman seconded the motion. Motion passed unanimously.

Manager's & Treasurer's Report

- Manager Dan Cullinane presented the January 2026 financials, including the balance sheet and profit and loss: Account balance in all 6 accounts (3 MMs, 2 CDs, 1 Checking): \$585,345.82, Accounts receivable: \$3,155.58.
- Catherine Kudrick made a motion to transfer \$215,000.00 from Truist Checking-3428 to Truist MM-3280. Sharon Thomas seconded the motion. Motion passed unanimously.

NEW BUSINESS

- Paul Decher, 2024 Audit Engagement proposal, \$2500.00 (to include the tax returns)
 - Catherine Kudrick made a motion to approve Paul Decher, 2024 Audit Engagement proposal, \$2500.00 (to include the tax returns). Denise Hagerman seconded the motion. Motion passed unanimously.
- Tree maintenance: Board to notify management which trees they want serviced (trimmed/removed) by the end of March 2026.
- Board would like contractor recommendations for mailboxes (total replacement vs refinishing and new bases).

TIME AND PLACE OF NEXT MEETING

- 5/14/26, 6:30pm, Zoom

ADJOURNMENT

- Catherine Kudrick made a motion to adjourn the meeting. Sharon Thomas seconded the motion. Motion passed unanimously, and the meeting adjourned upon mutual consent at 6:53 p.m.

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

APPROVED UNANIMOUSLY BY THE BOARD OF DIRECTORS AT THE MAY 14, 2026 BOARD MEETING.