

CSG APPROVED MOTIONS

From AppFolio: 08/10/26-09/09/26
Executive Work Session: 09/01/2026
Community and BOD Meeting: 08/18/2026

MOTION 08-02-2026, Approved 08/12/2026 in AppFolio. Approved chimney cap replacement at 408 Brampton Close. Awarded to Chief Roofing \$1396.35 Yes: 7

MOTION 08-03-2026, Approved 08/12/2026 in AppFolio. Approved repair of skylight leak and ridge cap at 433 Wintercrest East. Awarded to Chief Roofing \$3046.29 Yes: 7

MOTION 08-04-2026, Approved 08/18/2026. Kathleen Lord made a motion to approve the consent agenda which included the minutes from July 21 Community and Board meeting, the August 4 work session, the Motions Report and today's Agenda. Second by Annette Kilby. YES: 6 (1 absent)

MOTION 08-05-2026, Approved 08/18/2026 in AppFolio. Approved Architectural request for homeowner to install an EV charger at 462 Beechmast. The charger will be located behind the home with buried connection line running to the parking area and concealed. HOA cost: \$0 Yes: 7

MOTION 08-06-2026, Approved 08/25/2026 in AppFolio. Approved chimney structure repair 425 Wintercrest East (not included in multi-unit bid). Awarded to JcNJC Home Repair \$2996.00 Yes: 7

MOTION 08-07-2026, Approved 08/27/2026 in AppFolio. Approved chimney structure repair at 410 Brampton (not included in multi-unit bid). Awarded to JcNJC Home Repair \$3332.50 Yes: 7

MOTION 08-08-2026, Approved 08/29/2026 in AppFolio. Approved Phase II of the drainage project addressing issues on Wintercrest East, Wintercrest West and Crossvine. Awarded to Ruppert \$18,720.00 Yes: 7

MOTION 08-09-2026, Approved 08/31/2026 in AppFolio. Approved Architectural request for homeowner at 322 Sycamore to install new front windows. HOA cost: \$0 Yes: 7

MOTION 08-10-2026, Approved 08/31/2026 in AppFolio. Approved Architectural request for homeowner at 423 Wintercrest East to convert screen porch to a sunroom. HOA cost: \$0 Yes: 7

ESM 09-01-2026, Approved 09/01/2026. Kathleen Lord moved to accept 'How to Report a Violation of Governing Document Restrictions' and that the document be added to the HOG under section XIII. Second by Bonnie O'Connell. Yes: 7

ESM 09-02-2026, Approved 09/01/2026. Kathleen Lord moved to purchase metal signs for each townhome in 2027 at an approximate cost of \$4,100. Second by Bonnie O'Connell. Yes: 7

ESM 09-03-2026, Approved 09/01/2026. Martha Martin moved the BOD to adopt the adjusted 2026 budget. Second by Bonnie O'Connell. Yes: 7

ESM 09-04-2026, Approved 09/01/2026. Martha Martin moved the BOD to adopt the proposed 2027 Budget including an increase in the monthly assessment to \$468.

MOTION 09-05-2026, Approved 09/03/2026 in AppFolio. Approved Architectural request for homeowner at 423 Wintercrest East to convert screen porch to a sunroom. HOA cost: \$0 Yes: 7

MOTION 09-06-2026, Approved 09/03/2026 in AppFolio. Approved Architectural request for a temporary ramp at 340 Whisperwood. HOA cost: \$0 Yes: 7

MOTION 09-07-2026, Approved 09/03/2026 in AppFolio. Approved chimney cap replacement at 438 Crossvine. Awarded to Chief Roofing HOA cost: \$1,581.46 Yes: 7

MOTION 09-08-2026, Approved 09/07/2026 in AppFolio. Approved Landscaping request for landscape modifications at 475 Beechmast. HOA cost: \$0 Yes: 7