

CSG APPROVED MOTIONS

From AppFolio: 09/10/26-10/09/26
Executive Work Session: 10/06/2026
Community and BOD Meeting: 09/15/2026

MOTION 09-09-2026, Approved 09/15/2026. Bonnie O'Connell made a motion to approve the consent agenda which included the minutes from August 18 Community and Board meeting, the September 1 work session, the Motions Report (corrected to remove designating motions from Sept. 1 as executive session motions) and today's Agenda. Second by Tom O'Connell. YES: 4 (3 absent)

MOTION 09-10-2026, Approved 09/23/2026 in AppFolio. Approved generator installation at 330 Whisperwood. Yes: 7 Cost to HOA: \$0

MOTION 09-11-2026, Approved 09/23/2026 in AppFolio. Approved installation of flashing diverter at 487 Beechmast. Awarded to Chief Roofing \$1324.66 Yes: 7

MOTION 10-01-2026, Approved 10/01/2026 in AppFolio. Approved deck replacement at 462 Beechmast. Yes: 7 Cost to HOA: \$0

MOTION 10-02-2026, Approved 10/05/2026 in AppFolio. Approved community-wide aeration. Awarded to Ruppert \$6800.00 Yes: 7

MOTION 10-03-2026, Approved 10/06/2026. John King moved to revise the late fee policy by eliminating the \$25.00 fee and complying with the Bylaws, which state that accounts more than thirty (30) days delinquent will be charged interest at the highest legally permissible rate (Article XII, Section 3). Second by Martha Martin. Yes: 6 (1 absence)

MOTION 10-04-2026, Approved 10/06/2026. Martha Martin moved to create a Policy Manual for BOD members covering Board responsibilities for capital reserves, business practices, and responsibilities of committees such as Finance, Maintenance, and Grounds. Second by Bonnie O'Connell. Yes: 6 (1 absence)

MOTION 10-05-2026, Approved 10/08/2026 in AppFolio. Approved the addition of gutters to the garage at 379 Wintercrest West to address a drainage issue. Awarded to Chief Roofing \$1316,60 Yes: 7