

April 27th, 2026

Executive Session Started 6:30 PM

Community Session Started at 7:00 PM

Meeting Adjourned 8:30 PM

Executive Session started at 6:30 PM
Adjourned 8:32 PM

Attendance

- **Board Members in Attendance:** Bill Anderson, Mike Jordan, David Walley, Becky Walley, Mike Middleton
- **Community Members in Attendance:** John Kalb, Tom Ullrich, Alen Prickett, Peter Ubbelohde, Donna Reilly

Overview

This document summarizes the April meeting of the Chancellor West Homeowners Association (HOA), focusing on financial updates, project progress, proposals for investment of funds, pavilion reconstruction, pool operations, landscaping, and community event planning. The meeting included detailed discussions, decisions, and action items to maintain and improve community amenities and ensure fiscal responsibility.

Key Topics & Decisions

1. Financial Report & Budget Updates

- Period Covered: March 24 – April 26
- Dues Collected: \$79,432.40 from 99 members; one member on quarterly payments.
- Total Expenses (Jan 1 – Apr 26): \$65,494.46
 - Major Expenditures:
 - Millennium Pool Management: \$2,781
 - Hoyt Outdoor Services (tree removal)
 - Pickleball (nets, painting, tools)
 - Lake fish stocking: \$1,995
 - Easter egg hunt: \$156 (under \$200 budget)
 - Pool water service: \$245
- Operating Budget: \$56,757.39 spent; \$88,697.61 remains
- Reserve Budget: \$8,892.88 spent; variance of \$123,482.12 available

Checking & Savings Balances:

- Savings: \$133,388.81
- Checking: \$30,022.87

2. Proposal: Investing HOA Savings in U.S. Treasuries

- Plan: Invest 75% of HOA savings in 4-week U.S. Treasury notes, maintaining 25% for unexpected expenses.

Rationale:

- Current savings account interest: 0.01%
 - U.S. Treasury 4-week notes: ~3.6% annualized
 - Liquidity: Funds accessible within 30 days if needed
- **Projected Return:** ~1,425/year. 10/year previously
 - **Bylaw Amendments:**

Proposed amendments approved. Next edition of the By-Laws will contain changes in Article V authorizing investment in Treasury Bills as outlined in the meeting slides and noted:

- Authorize investments in U.S. Treasury bills only
- Require board majority approval for investments

Board Decision: Approved to proceed with the next available 4-week auction (after May 9th).

Alan Prickett member questioned the definition of "risky investment"—the board clarified that only U.S. Treasury bills or fully government-backed obligations are permitted.

3. Pavilion Shed Rebuilding Project

- Status: Pending county permit (delays due to reclassification as commercial project)
- Recent Actions:
 - Met with contractor and electrician
 - Finalizing color selection for cement slab coating
 - Electrical plan: 9 LED light fixtures, 2 ceiling fans (possibly 3), coach lights at entrance
 - Budget and lights/fans: 1,150)

•Table Selection:

- Considering 6-foot powder-coated metal tables (Outens brand), \$795 each
- Budgeted: \$5,000; current proposals exceed budget if all 9 tables are purchased
- Action: Further research to find cost-effective alternatives

4. Pool Operations & Maintenance

- Opening Date Target: May 23 (before Memorial Day)
- Current Status: Pool in good condition; new liquid chlorine system to be installed May 4
- Operations:
 - Millennium Pools handling chemical maintenance and cleaning
 - Pool rental for private parties suspended until construction and opening confirmed
 - Pool cover storage: To be protected from UV, currently outside with tarp

Concerns about chemical safety and past incidents were addressed by switching to a liquid chlorine system and ensuring proper training.

5. Landscaping, Lake, and Other Projects

- **Landscaping:** Front entrance and center island cleaned; leaf removal completed
- **Irrigation:** Commonwealth Irrigation missed scheduled visit; alternative company provided lower quote
- **Lake Stocking:** Completed; lake in good condition
- **Dam Operator Certificate:** Still pending from the state
- **Other:** Fallen tree removed; fence repair pending insurance deductible

6. Community Events & Calendar

- **Recent Event:** Easter egg hunt was successful and under budget
- **Upcoming Events:** Memorial Day picnic unlikely; July 4th event considered for major summer gathering
- **Website Calendar:** Needs updating to reflect meeting dates and events

7. Action Items & Follow-Ups

- Treasurer to confirm EIN for tax reporting
- Further research on cost-effective tables
- Finalize pavilion electrical and furniture plans upon permit approval
- Pool packet and access documents to be updated
- Monitor and ensure temporary fencing during pavilion construction
- Update website calendar

Notable Discussions & Member Contributions

- **Member Alan** offered electrical assistance for pavilion wiring and raised practical concerns about fan numbers, amperage, and maintenance.
- **Table selection** involved multiple members researching prices and durability, with practical input on comfort and cleaning.
- **Safety protocols** for pool chemicals and pavilion construction were discussed in detail.

- Permit delays highlighted the importance of county processes and leveraging community contacts.

Next Board Meeting

Board of Directors' Meeting
May 20th, 2026
Executive Session -6:30 PM
Open Session – 7:00 PM
Zoom Meeting

Board of Directors' MeetZoom Meetin

≡CHANCELLOR WEST≡ HOMEOWNERS ASSOCIATION

Board of Directors' Meeting

27 April 2026

Executive Session

Agenda

- **Treasurer's Report & 2026 Budget**
- **Pavilion & Shed Rebuilding**
- **Pool Operations**
- **Landscape Issues**
- **Lake Actions**
- **Projects & Discussions**
- **Planning Calendar**

- **Member Questions & Comments**



Treasurer's Report

Meeting Date: April 27, 2026

For The Period: Mar 24 to April 26, 2026

David Walley

Highlights as of 4/26/2026

- HOA Dues collected: \$79,432.40 from 99 members.
- Expenses for period: \$65,494.46;
 - Jan 26: \$22,812.54; Feb 26: \$29,398.13; Mar 26: \$2,717.57; Apr 26: \$10,566.22;
- Millennium Pool Management: \$2,781;
- Tree Removal by Hoyt Outdoor Services: \$900.00;
- Pickleball (Reimburse Mike Middleton)
 - Nets: \$3825.76;
 - Stripe Paint, Coatings, Tools: \$284.88;
- Lake Fish Stocking: \$1995;
- \$156 spent for Easter Egg Hunt Cost and the approved budget was \$200;
- Best Water Va turn water on at pool: \$245

Expenses 3/24/2026-4/26/2026

| Recipient | Account | Amount |
|--|---|------------------|
| Dominion | 6240 Utilities | 49.58 |
| Millennium Pool Manageme nt | 6200 Pool Maintenance | 2,781.00 |
| Belman Tax | 6170 Professional Fees | 245.00 |
| Mike Jordan | 6130 Repairs & Maintenance | 900.00 |
| Mike Middleton | 7020 Tennis Courts, Fencing, Lighting | 4,110.64 |
| Best Water VA. | 6200 Pool Maintenance | 245.00 |
| Tamara Ubbelohde , Rebecca Walley | 6290 HOA Events | 156.00 |
| Virginia Waters & Wetlands, Inc | 7097 Lake & Dam; Professional Fees | 1,995.00 |
| Verizon | 6230 Internet | 84.00 |
| | | 10,566.22 |

Income 1/1/2026-4/26/2026

March 31, 2026 ■ Page 2 of 6



| | |
|----------------------------|--------------------|
| Income | Jan 26 |
| Interest | \$1.13 |
| Assessment Payments | \$28,280.00 |
| Income | Feb 26 |
| Interest | \$1.02 |
| Assessment Payments | \$32,220 |
| Income | Mar 26 |
| Interest | \$1.14 |
| Assessment Payments | \$17,276 |
| Income | Apr 26 |
| Interest | 0 |
| Assessment Payments | \$1,656 |

Summary of accounts

Checking and Savings

| Account | Page | Account number | Ending balance last statement | Ending balance this statement |
|--|------|----------------|-------------------------------|-------------------------------|
| INITIATE BUSINESS CHECKING SM (Your primary account) | 2 | 6709262973 | 24,374.26 | 38,932.69 |
| BUSINESS MARKET RATE SAVINGS | 4 | 1585285537 | 133,387.67 | 133,388.81 |
| Total deposit accounts | | | \$157,761.93 | \$172,321.50 |

Statement period activity summary

| | |
|-------------------------------|--------------------|
| Beginning balance on 3/1 | \$24,374.26 |
| Deposits/Credits | 17,276.00 |
| Withdrawals/Debits | - 2,717.57 |
| Ending balance on 3/31 | \$38,932.69 |

| | Mar 26 Register | 3/31/2026 Statement |
|------------------|-----------------|---------------------|
| Previous Balance | \$24,374.26 | \$24,374.26 |
| Income | \$17,276.00 | \$17,276 |
| Expenditures | \$2,717.57 | \$2717.57 |
| New Balance | \$38,932.69 | \$38,932.69 |

3:04 PM

04/20/26

Cash Basis

Chancellor West Homeowners' Association Inc
Profit & Loss
 March 2026

| | Mar 26 |
|---|-----------|
| Ordinary Income/Expense | |
| Income | |
| 4010 · Membership Dues & Fees | 17,276.00 |
| 4100 · Interest Income | 1.14 |
| Total Income | 17,277.14 |
| Expense | |
| 6150 · Office / Petty Cash Expenses | 137.14 |
| 6170 · Professional Fees | 1,070.00 |
| 6210 · Taxes & Licenses | 306.90 |
| 6230 · Telephone / Internet | 84.00 |
| 6240 · Utilities-Elect-Septic-Trash | 244.41 |
| Total Expense | 1,842.45 |
| Net Ordinary Income | 15,434.69 |
| Other Income/Expense | |
| Other Expense | |
| 7000 · Reserve Component Expenses | |
| 7097 · Lake & Dam | 875.12 |
| Total 7000 · Reserve Component Expenses | 875.12 |
| Total Other Expense | 875.12 |
| Net Other Income | -875.12 |
| Net Income | 14,559.57 |

3:03 PM

04/20/26

Cash Basis

Chancellor West Homeowners' Association Inc
Profit & Loss
 January through March 2026

| | Jan - Mar 26 |
|---|--------------|
| Ordinary Income/Expense | |
| Income | |
| 4010 · Membership Dues & Fees | 77,776.00 |
| 4100 · Interest Income | 3.29 |
| Total Income | 77,779.29 |
| Expense | |
| 6060 · Dues and Subscriptions | 25.00 |
| 6150 · Office / Petty Cash Expenses | 159.19 |
| 6170 · Professional Fees | 1,903.50 |
| 6190 · Lawn Maintenance / Landscaping | 488.75 |
| 6210 · Taxes & Licenses | 306.90 |
| 6230 · Telephone / Internet | 252.00 |
| 6240 · Utilities-Elect-Septic-Trash | 416.66 |
| Total Expense | 3,552.00 |
| Net Ordinary Income | 74,227.29 |
| Other Income/Expense | |
| Other Expense | |
| 7000 · Reserve Component Expenses | |
| 7045 · Equipment | 21.04 |
| 7096 · Irrigation System | 316.20 |
| 7097 · Lake & Dam | 2,450.00 |
| Total 7000 · Reserve Component Expenses | 2,787.24 |
| Total Other Expense | 2,787.24 |
| Net Other Income | -2,787.24 |
| Net Income | 71,440.05 |

Income 1/1/2026 – 4/26/2026

| | Actual Jan 26 | Actual Feb 26 | Actual Mar 26 | Actual April 26 | Actual May 26 | Actual June 26 | Actual July 26 | Actual Aug 26 | Actual Sept 26 | Actual Oct 26 | Actual Nov 26 | Actual Dec 26 | Total Actual 26 |
|--|--------------------|--------------------|--------------------|--------------------|------------------|-------------------|-------------------|------------------|-------------------|------------------|------------------|------------------|--------------------|
| 4010 Assessments & Fees | \$28,280.00 | \$32,220.00 | \$17,276.00 | \$1,656.40 | | | | | | | | | \$79,432.40 |
| 4020,4100,41 10,4150 Other | 1.13 | 1.02 | 1.14 | | | | | | | | | | \$3.29 |
| Income Total | \$28,281.13 | \$32,221.02 | \$17,277.14 | | | | | | | | | | \$77,779.29 |

*1 \$808 payment received in Dec 2025 being counted as Jan 2026 income: Makes \$808+\$27,472 = \$28,280 as the Jan 26 Income total.

Operating Budget 1/1/2026-4/26/2026

| Operating Budget | | | | | | |
|---|-------------------|-------------------|-----------------|---------------------------|---------------------|--------------------|
| Account # | Actual Mar 26 | Actual April 26 | Actual May 26 | 2026 Actual Total to Date | 2026 Budget | Variance |
| 1690 Construction in Progress Pavilion/Shed | | | | \$48,589.00 | \$102,375 | \$53,786.00 |
| 6060 Dues & Subscriptions | | | | \$25.00 | \$200.00 | \$175.00 |
| 6100 Insurance | | | | \$0.00 | \$3,000.00 | \$3,000.00 |
| 6130 Repairs & Maintenance | | \$900.00 | | \$900.00 | \$1,800.00 | \$900.00 |
| 6140 Payroll | | | | \$0.00 | \$1,500.00 | \$1,500.00 |
| 6150 Office / Petty Cash Expenses | \$137.14 | | | \$159.19 | \$200.00 | \$40.81 |
| 6160 Payroll Taxes | | | | \$0.00 | \$0.00 | \$0.00 |
| 6170 Professional Fees | \$1,070.00 | \$245.00 | | \$2,148.50 | \$6,000.00 | \$3,851.50 |
| 6190 Lawn Maint / Landscaping | | | | \$488.75 | \$12,000.00 | \$11,511.25 |
| 6200 Pool Maint | | \$3,026.00 | | \$3,026.00 | \$13,905.00 | \$10,879.00 |
| 6220 Travel (Veh Gas) | | | | \$0.00 | \$0.00 | \$0.00 |
| 6230 Telephone / Internet | \$84.00 | \$84.00 | | \$336.00 | \$1,000.00 | \$664.00 |
| 6240 Utilities | \$244.41 | \$49.58 | \$155.81 | \$622.05 | \$2,600.00 | \$1,977.95 |
| 6290 HOA Events (Social) | | \$156.00 | | \$156.00 | \$500.00 | \$344.00 |
| 6310 Bad Debt | | | | \$0.00 | \$0.00 | \$0.00 |
| 6210 Taxes & Licenses | \$306.90 | | | \$306.90 | \$375.00 | \$68.10 |
| 6180 Penalties and Violations | | | | \$0.00 | \$0.00 | \$0.00 |
| Operating Total | \$1,842.45 | \$4,460.58 | \$155.81 | \$56,757.39 | \$145,455.00 | \$88,697.61 |

Reserve Budget 1/1/2026 to 4/26/2026

| Reserve Budget Expenses | | | | | | |
|--|----------------------|------------------------|----------------------|----------------------------------|----------------------------------|---------------------|
| Account # | Actual Mar 26 | Actual April 26 | Actual May 26 | 2026 Actual Total to Date | Budget 2026, updated 3/26 | Variance |
| 7010 Tot Lot | | | | \$0.00 | \$0.00 | \$0.00 |
| 7020 Tennis Courts, Fencing, Lighting | | \$4,110.64 | | \$4,110.64 | \$10,700.00 | \$6,589.36 |
| 7030 Buildings | | | | \$0.00 | \$102,375.00 | \$102,375.00 |
| 7040 Main & Baby Pools | | | | \$0.00 | | \$0.00 |
| 7050 Pump Room Mechanical | | | | \$0.00 | \$3,600.00 | \$3,600.00 |
| 7060 Pool Furniture | | | | \$0.00 | \$6,000.00 | \$6,000.00 |
| 7070 Fencing: Pool Vinyl & Chain Link | | | | \$0.00 | \$1,000.00 | \$1,000.00 |
| 7075 Fencing: Parking Lot | | | | \$0.00 | | \$0.00 |
| 7080 Asphalt Parking Lot | | | | \$0.00 | | \$0.00 |
| 7090 Concrete Walks, Slabs, & Pool Deck | | | | \$0.00 | | \$0.00 |
| 7095 Entrance Walls, Vinyl Fence, Lighting | | | | \$0.00 | \$1,000.00 | \$1,000.00 |
| 7096 Irrigation System | | | | \$316.20 | \$150.00 | \$166.20 |
| 7097 Lake & Dam | \$875.12 | \$1,995.00 | | \$4,445.00 | \$4,650.00 | \$205.00 |
| 7045 Equipment | | | | \$21.04 | \$2,900.00 | \$2,878.96 |
| Reserve Total | \$875.12 | \$6,105.64 | \$0.00 | \$8,892.88 | \$132,375.00 | \$123,482.12 |

Proposal to Chancellor West
Homeowners Association Board
4/26/2026

Investing HOA Savings into US Treasuries

Proposal

- Invest 75% of HOA Savings Balance to the nearest whole \$100s in US Treasury 4 week notes. Maintain 25% of HOA Savings Balance for unexpected expenses.
- Why?
 - Current interest on savings with Wells Fargo is averaging 0.01% over the Jan-March 2026.
 - US Treasury Direct ([Home — TreasuryDirect](#)) 4 week notes are paying an equivalent of 3.6% annualized rates.
 - US Government Treasury Notes
 - Unexpected expenses that exceed 25% buffer can be paid within 30 days for a 4 week US Treasury Note investment.
 - Enroll as an incorporated entity per User Guide 292.

Checking & Savings Positions as 4/26/2026

| | <u>31-Dec-25</u> | <u>Jan</u> | <u>Feb</u> | <u>Mar</u> | <u>Apr</u> | <u>May</u> | <u>Jun</u> | <u>Jul</u> | <u>Aug</u> | <u>Sep</u> | <u>Oct</u> | <u>Nov</u> | <u>Dec</u> | <u>Ending Total</u> |
|---------------------------------------|------------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------|
| Checking | \$16,084.93 | \$21,552.39 | \$24,374.26 | \$38,932.69 | \$30,022.87 | \$5,532.87 | \$3,732.87 | \$2,932.87 | \$3,132.87 | \$3,332.87 | \$3,532.87 | \$9,032.87 | \$3,232.87 | \$71,621.68 |
| Savings | \$133,385.52 | \$133,386.65 | \$133,387.67 | \$133,388.81 | \$133,388.81 | \$102,388.81 | \$98,388.81 | \$93,388.81 | \$87,388.81 | \$81,388.81 | \$75,388.81 | \$68,388.81 | \$68,388.81 | Total |
| Moves to Checking from Savings | | | | | | \$31,000.00 | \$4,000.00 | \$5,000.00 | \$6,000.00 | \$6,000.00 | \$6,000.00 | \$7,000.00 | | \$65,000.00 |
| Operating Expenditures | | \$22,475.30 | \$27,823.25 | \$1,842.45 | \$4,460.58 | \$53,990.00 | \$4,300.00 | \$4,300.00 | \$4,300.00 | \$4,300.00 | \$4,300.00 | | \$4,300.00 | \$136,391.58 |
| Reserve Expenditures | | \$337.24 | \$1,574.88 | \$875.12 | \$6,105.64 | \$1,500.00 | \$1,500.00 | \$1,500.00 | \$1,500.00 | \$1,500.00 | \$1,500.00 | \$1,500.00 | \$1,500.00 | \$20,892.88 |
| | | | | | | <u>May</u> | <u>Jun</u> | <u>Jul</u> | <u>Aug</u> | <u>Sep</u> | <u>Oct</u> | <u>Nov</u> | <u>Dec</u> | <u>Ending Total</u> |

Must maintain \$2000.00 minimum in Checking to avoid service charges.

Expected Returns (Estimated) vs Current Returns (Income 4020)

| | <u>May</u> | <u>Jun</u> | <u>Jul</u> | <u>Aug</u> | <u>Sep</u> | <u>Oct</u> | <u>Nov</u> | <u>Dec</u> | <u>Ending Total</u> |
|--|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------|
| Assumed Security Purchase Rate 4 WK only | 0.99718444 | 0.99718444 | 0.99718444 | 0.99718444 | 0.99718444 | 0.99718444 | 0.99718444 | 0.99718444 | |
| Security Cost | \$102,100.53 | \$98,111.79 | \$93,125.87 | \$87,142.76 | \$81,159.65 | \$75,176.55 | \$68,196.26 | \$68,196.26 | |
| Max amount | \$288.28 | \$277.02 | \$262.94 | \$246.05 | \$229.16 | \$212.26 | \$192.55 | \$192.55 | \$1,900.81 |
| 75% available Sa | \$76,791.61 | \$73,791.61 | \$70,041.61 | \$65,541.61 | \$61,041.61 | \$56,541.61 | \$51,291.61 | \$51,291.61 | |
| Purchase Cost | \$76,575.40 | \$73,583.84 | \$69,844.40 | \$65,357.07 | \$60,869.74 | \$56,382.41 | \$51,147.19 | \$51,147.19 | |
| Net Return 4 wk | \$216.21 | \$207.76 | \$197.21 | \$184.54 | \$171.87 | \$159.20 | \$144.41 | \$144.41 | \$1,425.61 |

| | Actual Jan 26 | Actual Feb 26 | Actual Mar 26 | Actual April 26 | Actual May 26 | Actual June 26 | Actual July 26 | Actual Aug 26 | Actual Sept 26 | Actual Oct 26 | Actual Nov 26 | Actual Dec 26 | Total Actual 26 |
|---------------------------|--------------------|--------------------|--------------------|-----------------|---------------|----------------|----------------|---------------|----------------|---------------|---------------|---------------|--------------------|
| 4010 Assessments & Fees | \$28,280.00 | \$32,220.00 | \$17,276.00 | \$1,648.40 | | | | | | | | | \$79,424.40 |
| 4020,4100,4110,4150 Other | 1.13 | 1.02 | 1.14 | | | | | | | | | | \$3.29 |
| Income Total | \$28,281.13 | \$32,221.02 | \$17,277.14 | | | | | | | | | | \$77,779.29 |

Requirement to Implement is a By Law Change.

Proposed HOA By Law Changes

1. Add a New Power Under Article V, Section 5.1 (Powers)
 1. Proposed New Subsection 5.1. ***Invest Association reserve or operating funds in U.S. Treasury bills or other obligations fully backed by the United States Government, provided such investments comply with the Association's fiduciary duties and preserve principal.***
 2. This language is intentionally narrow:
 1. It authorizes Treasury bills explicitly.
 2. It allows other U.S.-backed instruments only if you want that flexibility.
 3. It ties the authority to fiduciary duties, which protects the Board.
2. Add a Clarifying Provision Under Article 5.4 (Financial Controls)
 1. Add a new subsection (recommended as 5.4.e): ***Any investment of Association funds shall be limited to instruments that guarantee the preservation of principal, including U.S. Treasury bills, and shall require majority approval of the Board of Directors.***
 2. This ensures:
 1. No risky investments.
 2. Board oversight remains intact. Investments are treated like other financial decisions requiring majority approval.

If HOA accepts proposal and directs implementation

- Next Tentative 4-week Auction is April 30, 2026. Next 6-week Auction is May 5, 2026. Auctions announced weekly. Longer maturity periods are available.
- HOA to establish account with TreasuryDirect at www.treasurydirect.gov.
- Decide amount to invest and which auction to invest.
- Reference the link below about the process of purchasing notes.

Recent US Treasury Security Auction Results 6 vs 4 week

TREASURY NEWS

Department of the Treasury • Bureau of the Fiscal Service



For Immediate Release
April 21, 2026

CONTACT: Treasury Auctions
202-504-3550

TREASURY AUCTION RESULTS

| | |
|------------------------------|----------------|
| Term and Type of Security | 42-Day Bill |
| CUSIP Number | 912797SX6 |
| High Rate ¹ | 3.610% |
| Allotted at High | 63.38% |
| Price | 99.578833 |
| Investment Rate ² | 3.676% |
| Median Rate ³ | 3.580% |
| Low Rate ⁴ | 3.400% |
| Issue Date | April 23, 2026 |
| Maturity Date | June 04, 2026 |

| | Tendered | Accepted |
|------------------------------|--------------------------|-------------------------------------|
| Competitive | \$197,980,930,000 | \$66,422,060,000 |
| Noncompetitive | \$1,629,136,000 | \$1,629,136,000 |
| FIMA (Noncompetitive) | \$1,950,000,000 | \$1,950,000,000 |
| Subtotal ⁵ | \$201,560,066,000 | \$70,001,196,000⁶ |
| SOMA | \$5,033,007,600 | \$5,033,007,600 |
| Total | \$206,593,073,600 | \$75,034,203,600 |

| | Tendered | Accepted |
|------------------------------|--------------------------|-------------------------|
| Primary Dealer ⁷ | \$145,380,000,000 | \$34,749,340,000 |
| Direct Bidder ⁷ | \$7,315,000,000 | \$4,668,520,000 |
| Indirect Bidder ⁷ | \$45,285,930,000 | \$27,004,200,000 |
| Total Competitive | \$197,980,930,000 | \$66,422,060,000 |

TREASURY NEWS

Department of the Treasury • Bureau of the Fiscal Service



For Immediate Release
April 23, 2026

CONTACT: Treasury Auctions
202-504-3550

TREASURY AUCTION RESULTS

| | |
|------------------------------|----------------|
| Term and Type of Security | 28-Day Bill |
| CUSIP Number | 912797TT4 |
| High Rate ¹ | 3.595% |
| Allotted at High | 75.02% |
| Price | 99.720389 |
| Investment Rate ² | 3.655% |
| Median Rate ³ | 3.510% |
| Low Rate ⁴ | 3.400% |
| Issue Date | April 28, 2026 |
| Maturity Date | May 26, 2026 |

| | Tendered | Accepted |
|------------------------------|--------------------------|-------------------------------------|
| Competitive | \$230,595,720,000 | \$71,978,590,000 |
| Noncompetitive | \$6,021,592,700 | \$6,021,592,700 |
| FIMA (Noncompetitive) | \$2,000,000,000 | \$2,000,000,000 |
| Subtotal ⁵ | \$238,617,312,700 | \$80,000,182,700⁶ |
| SOMA | \$1,064,329,800 | \$1,064,329,800 |
| Total | \$239,681,642,500 | \$81,064,512,500 |

| | Tendered | Accepted |
|------------------------------|--------------------------|-------------------------|
| Primary Dealer ⁷ | \$165,830,000,000 | \$23,825,240,000 |
| Direct Bidder ⁷ | \$4,400,000,000 | \$1,600,000,000 |
| Indirect Bidder ⁷ | \$60,365,720,000 | \$46,553,350,000 |
| Total Competitive | \$230,595,720,000 | \$71,978,590,000 |

2027 HOA Budget Preparation

- **July 2026 BOD meeting: Reserve Component update discussion.**
- **Aug BOD meeting:**
 - **Initial projected 2027 Operating Costs, rationale, discussion.**
 - **FY26 Reserve Component Study Update discussion.**
- **Sept BOD meeting: Operating & Reserve Budgets update.**
- **Oct BOD meeting: 2027 Budget approval.**
- **1 Nov: Call for Candidates.**
- **Nov BOD meeting: Approval of all Annual Mailing documents (Annual Meeting Notice, Election Ballot, Treasurer's Letter, President's Letter, Budgets).**
- **Dec: Annual Mailing.**
- **Jan 2027: Annual Meeting.**

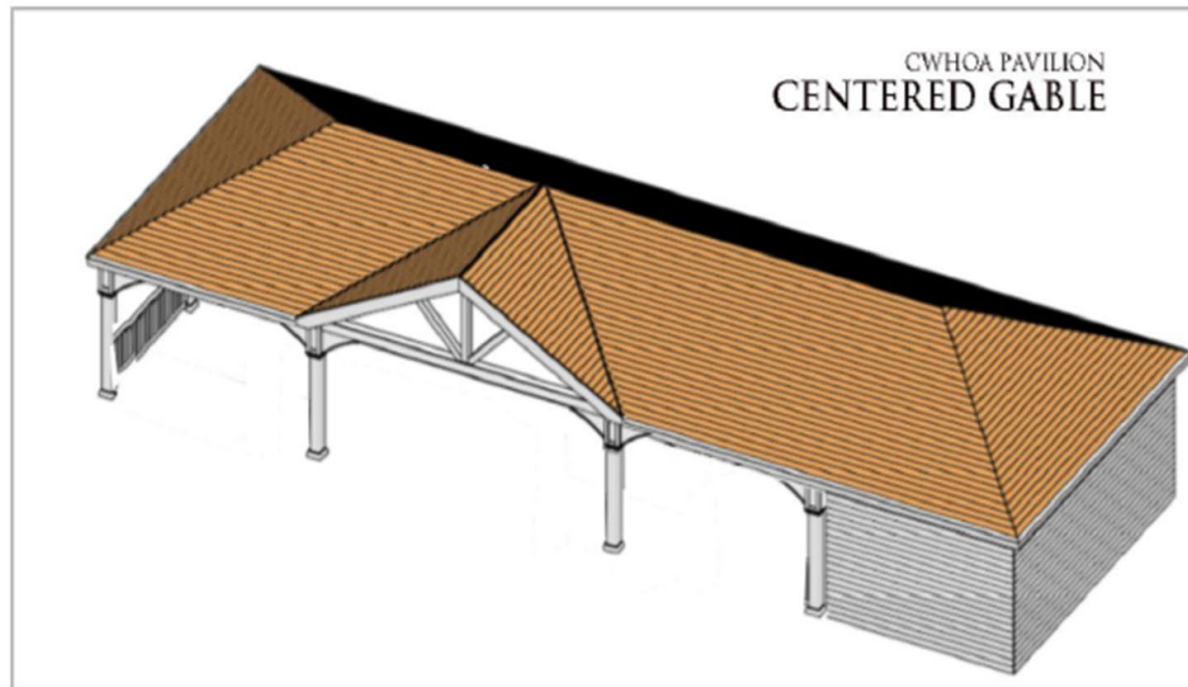
2026 Buy list for items lost in fire

- Entire list encompasses 87 Items, \$16,566 value
- 26 Items needed sooner than later. \$2902.
 - Shelving
 - Grill, tools & LPG tank
 - Serving tools
 - Ice Chest
 - Storage Cabinets
 - Tool Box
 - Pool Vacuum
 - Pool Cleaning Cart
 - Shelving
 - Pool Cover cart
 - Portable table
- Need to plan procurements.

| Item # (Replacemnt Cost List) | Description | Qty | Total Replacement Cost | Needed soon |
|-------------------------------|---|--------|------------------------|-------------|
| | Flat-Bed Cart for Pool Cover Movement & Storage | 1 | 250 * | |
| 4 | NEXGRILL, 5-Burner w/ Side Burner | 1 | 549 * | |
| | BBQ Tools | 1 Set | 25 * | |
| 5 | 20 lb Propane Tank, Flame King | 2 | 124 * | |
| 11 | Fire Etinguisher, First Alert 103997 | 1 | 40 * | |
| | Fire Etinguisher Sign | 1 | 7 * | |
| 12 | 4-Tier Wire Shelving, 45" | 1 | 80 * | |
| 13 | Portable Table, 6', Poly | 1 | 79 * | |
| 17 | Pool Cleaning Cart, Gorilla, 49" | 1 | 191 * | |
| 19 | Pool Vacuum Head, Weighted, Wheeled | 1 | 38 * | |
| 21 | Pool Vacuum Hose Fittings, Set | 1 | 9 * | |
| 22 | Portable Digital Scale | 1 | 17 * | |
| 28 | 2 Door, Poly Storage Cabinet, 80" | 1 | 370 * | |
| 29 | Tool Box w/Tools | 1 | 55 * | |
| 32 | Ice Chest, 30 Gal, Igloo | 1 | 101 * | |
| 33 | Poly Storage Bins, w/ Latch Lids, 72 Ct | 4 | 65 * | |
| 37 | Cleaning Supplies | | 33 * | |
| 39 | Garbage Can, 32 Gal | 1 | 20 * | |
| 40 | Poly Trash Can | 1 | 188 * | |
| 41 | Trash Can Liners, 40 Gal | Box | 31 * | |
| 42 | Trash Bags, 13 gal, Drawwstring | Box | 11 * | |
| | Assorted Holiday Decorations - Cardboard / Paper: Banners, Fans, Swirls, Pennants, Pom Poms; Table Decorations, Glass Jars, Small U.S. Flags | Varies | 46 * | |
| 43 | Assorted Vinyl Table Cloths, Flannel, Stretch & Flat w/ Table Clamps | Varies | 194 * | |
| 44 | Picnic Items: Napkins, Salt/Pepper Dispensers, Plastic Utensils, Paper Cups, S/M/L Paper Plates, Plastic Cups, Sterno, Disposable chafing Dishes, Serving Tools | Varies | 80 * | |
| 45 | Broom & Dustpan Set | 1 | 14 * | |
| 47 | Wire Wall Shelving 48" | 12 | 285 * | |
| 68 | | | | |
| | Yellow Highlighted | | 2,902 | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

≡ CHANCELLOR WEST ≡ HOMEOWNERS ASSOCIATION

Pavilion and Shed Rebuilding Update



Rebuild Update

- **Awaiting county final approval of building plans.**
 - **County requiring truss drawings to have an engineer approval stamp; new drawings obtained and resubmitted.**
 - **County permit approval pending.**
- **Coordination with Electrical Contractor began on 17Apr26.**
- **Work to begin as soon as County approval received.**
- **Goal to have all work completed by 16 May proving difficult.**
- **Cement slab coating color selected.**

Proposed Pavilion Light and Ceiling Fan Package

April 27, 2026

Lighting and Fans Per Electrical Proposal

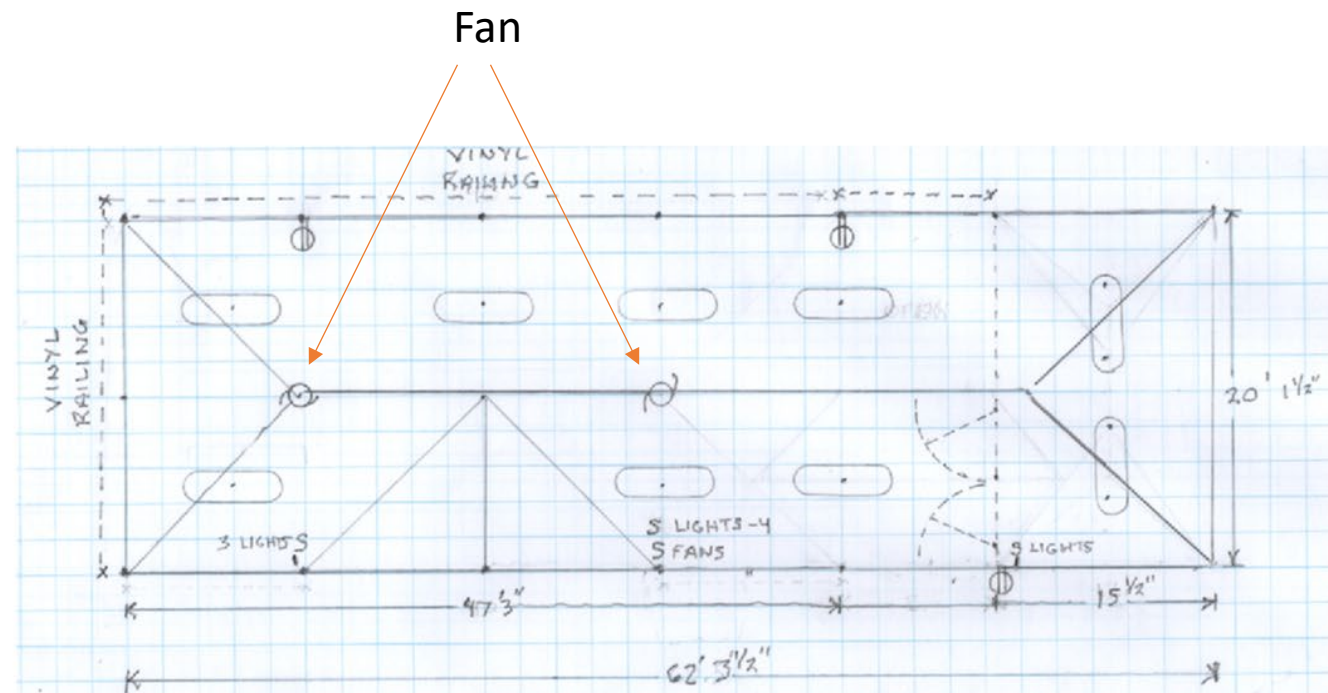
- 2 fans installed in main pavilion area
- 9 light fixtures for the structure (7 in pavilion area, 2 in storage room)

Pavilion:

- Wiring and install of 3-light fixtures and 1-switch
- Wiring and install of 4-light fixtures and 1-switch
- Wiring and install of 2-ceiling fans and 1-switch
- Wiring and install 2-post mounted receptacles
- Replace 1-pool light junction box

Shed:

- Wiring and install of 2-light fixtures and 1-switch
- Wiring and install of 1-outside receptacle



Lighting

- Total of 9 fixtures required (7 pavilion, 2 shed)
- Switches installed per drawing plan

mylowe's Rewards | mylowe's PRO Rewards | Lowe's delivers. Fast and FREE. | Same day and every day. | Get Details >

< Back to Results / Lighting & Ceiling Fans / Commercial Lighting / Wraparound Lights

Viewed 04/23/2026 | More Recents

1k+ bought last week

Lithonia Lighting 4-ft 2900 -Lumen Cool White LED Wraparound Light

Item #1033984 | Model #FMLWL 48 840

[Shop Lithonia Lighting](#) | [Shop the Set](#)

★★★★★ 4.7 | 805 |

\$49^{.98}

\$47.48 When you choose 5% savings on eligible purchases every day. [Learn How](#)

Ask MyLow | X

As low as \$18/mo with **affirm**. [See If You Qualify](#)

Feedback

Ceiling Fans

- 2 fans required
- Black, 52", 6-blade, no light, 3-speeds
- Each fan will have a "hard wired" switch for on/off and speed

myLowe's Rewards | myLowe's PRO Rewards | Lowe's delivers. Fast and FREE. | Same day and every day. | Get Details >

< Back to Results / Lighting & Ceiling Fans / Ceiling Fans

Viewed 04/26/2026 | More Recents

1k+ views last week

Hunter Kennicott 52-in Matte Black with Matte Black Blades Covered Outdoor Ceiling Fan Without Light and Wall Control Included 6 -Blade


Item #4929158 | Model #51180

Shop Hunter

★★★★☆ 4.5 | 70 | Feedback

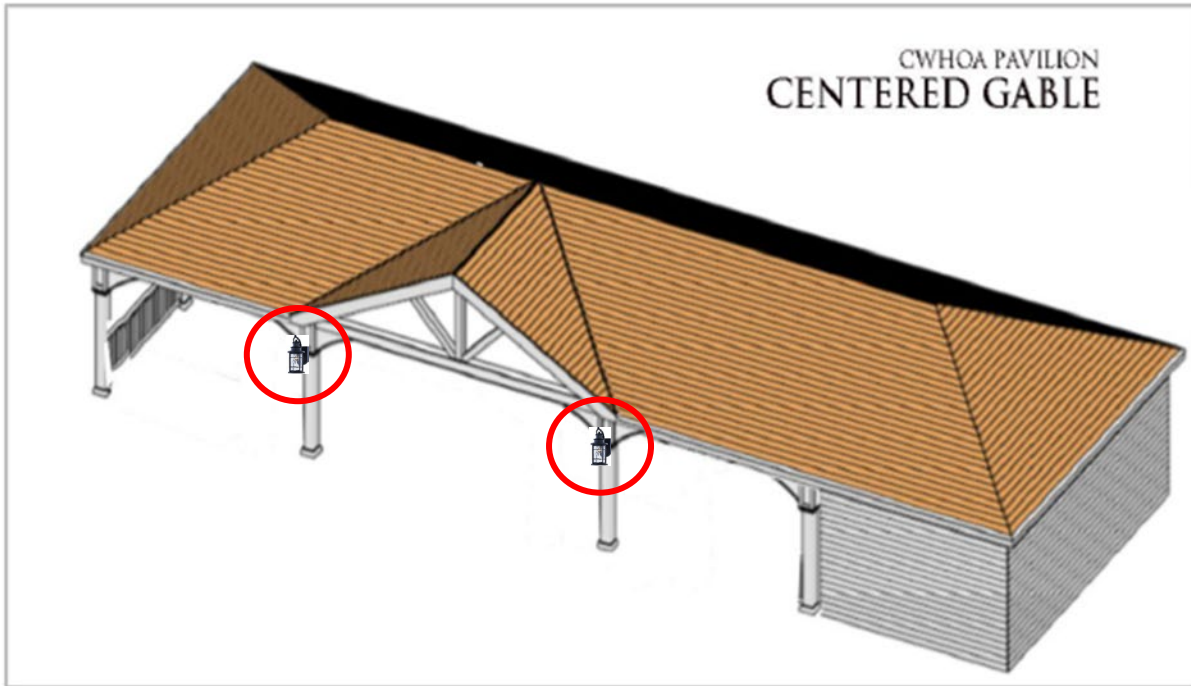
\$349^{.99}

\$332.49 When you choose 5% savings on eligible purchases every day. [Learn How](#) | OR | **\$59/mo** Suggested payments with 6 month special financing. [Learn How](#)



Proposed Addition of Two Coach Lights

- Mount 2 “coach lights” on pavilion entryway posts
 - Dusk to dawn lights for security, or could be set as motion sensing



MyLowes Rewards MyLowes PRO Rewards

Lowe's delivers. Fast and FREE. Same day and every day. Get Details >

< Back to Results / Lighting & Ceiling Fans / Outdoor Lighting / Outdoor Wall Lights

Trending Now

100+ bought last week

allen + roth Berlin 1-Light 12.6-in H Matte Black Hardwired Motion Sensor Dusk to Dawn Outdoor Wall Light

Item #2602011 | Model #FY20-084

Shop allen + roth

★★★★★ 4.6 160

Now **\$55.98** ~~\$69.98~~

You save \$14.00 | Ends May 6

Ask Mylow

\$53.18 When you choose 5% savings on eligible purchases every day. Learn How

Feedback

Total Cost

- All fixtures to be purchase at Lowes

- 9 LED light fixtures for pavilion/shed: $9 \times \$49.98 = \449.82
- 2 - 52" ceiling fans*: $2 \times \$349.99 = \699.98
- 2 – 12.6" coach lights: $2 \times \$59.98 = \underline{\$119.96}$

Total: **\$1,269.76 + tax****

* Note: Based on installation, ceiling fans may require additional “down rods” for appropriate spacing to seating area: estimated cost @ \$52/each

** Note: May be able to receive military discount @ 10% bringing cost to **\$1142.78 + tax (plus \$104 for down rods if required)**

OUTDOOR TABLES WITH STYLE

Quality Craftsmanship: Invest in Longevity



POOL OPERATIONS

- **SAYOR ACCESS**
 - VIDEO SURVEILLANCE
 - May 23 OPENING
 - POOL RENTAL SUSPENDED
 - Pending Opening and Construction
- **MILLENNIUM POOL 3
DAYS/WEEK**
 - LIQUID CHLORINE DELIVERED
 - MAY 4 PUMP INSTALLATION
 - 1 POTENTIAL TECH COVER



Landscape Issues

- **Landscape Committee**
 - **Spring Landscaping began. Note center island leaf removal.**
 - **Irrigation system - Mtg w/ Commonwealth earlier today.**
 - **Fallen tree removed from East Side entrance fence.**
 - **Fench repair pending.**

Lake Actions



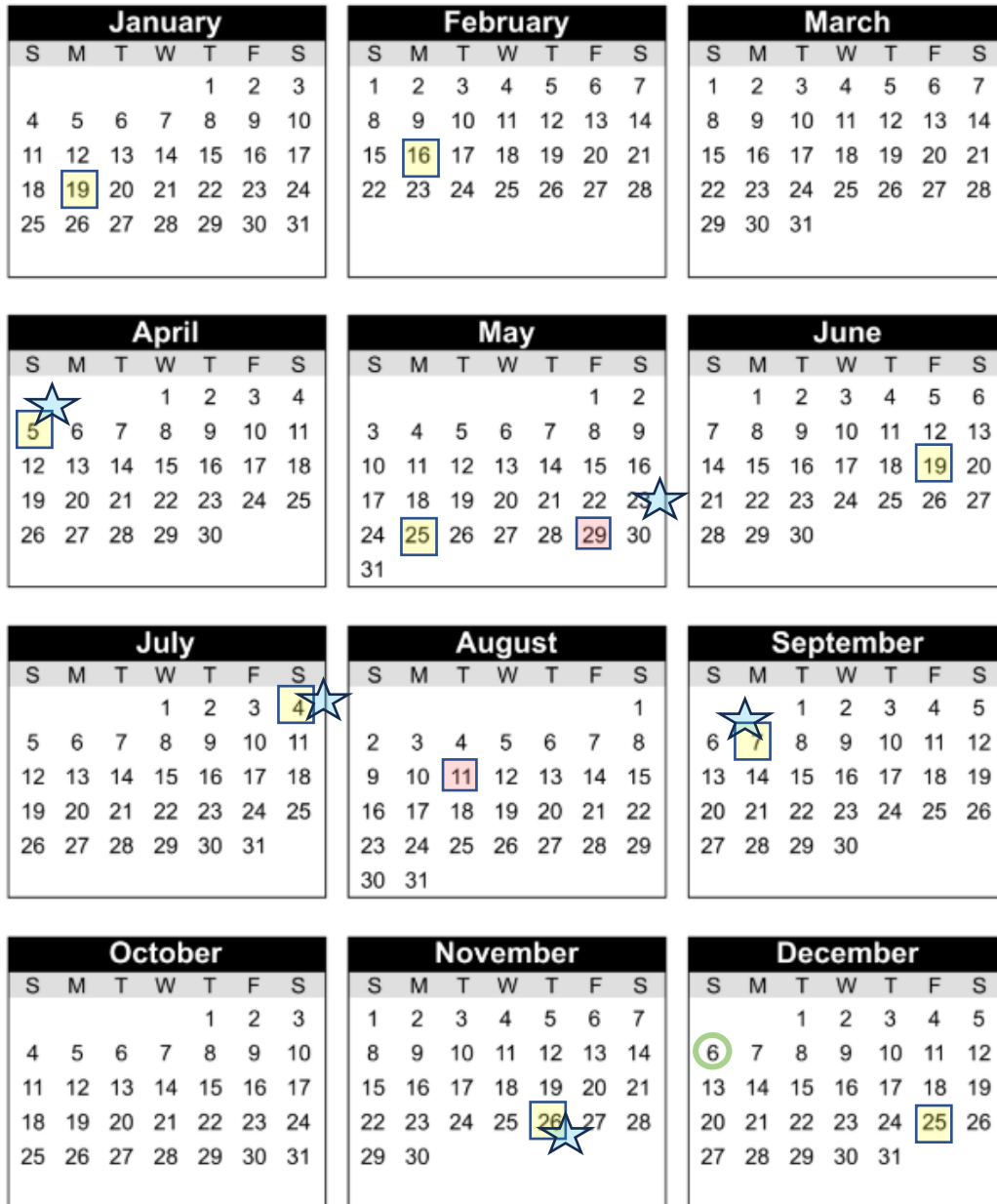
- **Lake Restocking completed 17 April.**
 - **4,000 Fat Head Minnows**
 - **1,000 Bluegill (approx. 2")**
 - **50 Largemouth Bass (approx. 3")**

- **Application Process for Formal Dam Operating Certificate still pending.**

Other Projects & Discussions

- **North court cleaning & crack repair materials have been purchased**
 - **Cleaning completed and crack repairs being worked**
- **Paint 4-Square lines in parking lot along the Tot Lot side 2026.**
- **Entrance building window replacement and facia repair.**
- **Minor masonry repair of brick wall at pool.**
- **Pool entrance ceiling.**

Proposed CW HOA 2026 Planning Calendar



-  - Holiday
 -  - Social
 -  - School
 -  - BOD Mtg
- 9 Jan: Annual Meeting
 - 5 April: Easter & Easter Egg Hunt
 - 23 May: Picnic & Pool Opens
 - 29 May: Last Day of School
 - 4 July: Independence Day & Picnic
 - 11 Aug: 1st School Day
 - 7 Sep: Picnic & Last Swim Day
 - 31 Oct: Halloween
 - 1 Nov: Call for Candidates
 - 26 Nov: Thanksgiving & Turkey Trot
 - 1 Dec: Annual Mailing
 - 6 Dec: Front Entrance Decorating
 - 25 Dec Christmas
-
- Sun 10 Jan 2027: Annual Meeting**

≡CHANCELLOR WEST≡
HOMEOWNERS ASSOCIATION

Questions and Comments

Next

Board of Directors' Meeting

20 May 2026

Executive Session - 6:30 pm