≡CHANCELLOR WEST≡

CWHOA BOARD Meeting summary – 30 June 2026
Board Members In attendance.
Board: Bill Anderson, Mike Jordan, Mike Middleton, Dave Walley, Becky Walley
Community Attendees: John Kalb, Howard Johnson, Gary & Claire McNeely

This meeting focused on reviewing HOA financials, progress on the pavilion and related projects, upcoming events, and operational issues for the period of May 19th–June 29th, 2026. The board discussed budget status, project completions, pending tasks, and planning for the July 4th picnic and future meetings.

Key Takeaways

- Financial Status: The HOA is slightly over budget with projected account balances totaling $41,003.10 and planned transfers to cover expenses.
- Pavilion Progress: Pavilion structural inspection passed; electrical inspection pending with repairs underway; finishing work scheduled for mid-July.
- Pool and Recreation Updates: Pool operating smoothly with maintenance ongoing; pickleball court open with new nets and equipment.
- Upcoming Events: July 4th picnic preparations are on track with over 50 sign-ups and volunteer coordination in place.

Financial Review

- Income & Refunds
  - $100 refund received from DPOR (June).
  - May interest: $1.14; June interest not yet posted.
  - Assessment payment: $200 (installment plan).
  - Insurance reimbursement: $1,792.46 for fence repair.
- Expenses
  - June expenses to date: $13,134.
  - Total expenses Jan 1–June 29: $82,105.20.

Commented [WA1]: DPOR spelled out

- May expenses: $17,437; June so far: $13,404.69.
- Pending expenses: ~$5,786 (detailed in report).

- Transfers
  - $3,000 moved from savings to checking to maintain minimum balance.
  - Planned transfer: $55,000 from savings to checking to cover invoices.
- Account Balances (Projected)
  - Checking: $6,213.20; Savings: $34,789.90; Total: $41,003.10.
- Budget Status
  - Operating budget: $8,000 over budget (notably insurance)
  - Reserve budget: $24,353 in expenses expected, variance of $108 remaining.
  - Overruns: irrigation system ($556), equipment ($3,987), offset by tennis court savings.

Project Updates

Pavilion & Shed

- Construction & Inspections
  - Pavilion passed structural inspection; electrical inspection pending (failed initially due to shallow conduit and burnt power line).
  - New power line and conduit installed; septic line accidentally cut and repaired.
  - Remaining tasks: finish door trim, install slight ramp, complete floor finishing (scheduled week of July 13), and move picnic tables.
- Equipment & Furnishings
  - Purchased and assembled 8 heavy-duty picnic tables (with rubber feet to protect floors).
  - New barbecue grill installed; tools stored in bathroom cabinet.
  - DIY shelving for the shed planned to use leftover lumber.
  - Need to add stepladder and review equipment list for completeness.
- Electrical & Lighting
  - New power box installed; additional outlet for high-load appliances.
  - Some lights/fans improperly installed by contractor they will add 3 lights and possibly a fan post-inspection at no cost.
  - Pool lighting junction boxes are to be replaced and mounted flush with cement.
  - 1988 panel box in pool pump room is outdated; estimate for replacement will be considered for next year.
- Permits & Fees
  - $300 in reinspection fees: $200 (structural—Veterans Choice responsibility), $100 (electrical—HOA responsibility).
  - No occupancy permit required, but board to confirm with county for public use safety.

Pool & Recreation

- Operations
  - Pool open, running smoothly with management company.
  - Pool edge skid tape in stock and pending installation.
  - Two pool party requests on hold until pavilion construction is complete and floor is finished.
- Maintenance
  - Baby pool pump and drive motor repaired; invoices pending review before payment.
  - Ongoing issues: pool entrance ceiling, fencing repairs, driveway cracks (potential for DIY repairs).
- Pickleball & Courts
  - North court opens with new nets and barriers (to prevent balls escaping).
  - Decision made to allow regular pickleballs (not just quiet balls) after discussion and vote.
  - Plans to paint four square lines on tennis court, not parking lot, to avoid confusion and heat issues.
  - All equipment for court lining has already purchased.

Landscaping & Lake

- **Fence repair** at front entrance still pending; MC Fence unresponsive.
- **Red Twig** scheduled for periodic cleanup.
- **Dam operating certificate** under review; all HOA requirements met, awaiting county processing.

Insurance

- Audit
  - State Farm workers' comp policy audit ongoing; extension requested due to short notice.
- Alternative Providers
  - USAA declined coverage, Berry Insurance Brokers non-responsive after initial contact.
  - Board members to follow up with brokers for additional options.

Budget Planning & Future Meetings

- 2027 Budget
  - Base budget proposal sent to board; to be discussed in July.
  - Reserve component study ongoing; further discussion needed at next board meeting.

- Treasury Investment Account
  - Application pending, estimated 10+ months for processing; no investment income expected until activation.

July 4th Picnic & Event Logistics

- Event Preparation
  - 50+ sign-ups; volunteers coordinated for setup and cooking.
  - Pavilion expected to be ready unless unforeseen issues arise.
  - Contingency plans for power (bootleg power if needed) and heat (fans in pavilion).
- Next Meeting
  - Scheduled for July 28th.
  - Table assembly volunteers coordinated for July 3rd.

Action Items & Reminders

- Confirm with county on any occupancy/use permit requirements for pavilion.
- Finalize pavilion electrical inspection and outstanding finish work.
- Complete floor finishing and move picnic tables.
- Install pool edge skid tape and address pending pool party requests.
- Follow up on insurance audit and alternative provider responses.
- Continue fence repair efforts and landscape maintenance.
- Prepare for July 4th picnic and coordinate volunteer tasks.

Next Board of Directors' Meeting 28 July 2026
Executive Session 6:30PM
Community Session 7:00 pm

:CHANCELLOR WEST:

HOMEOWNERS Association

Board of Directors' Meeting

30 June 2026

7pm

CHANCELLOR WEST
HOMEOWNERS ASSOCIATION

Agenda

- Treasurer’s Report & 2027 Budget
- Pavilion & Shed Rebuilding
- Pool Operations
- Landscape Issues
- Lake Actions
- Insurance Review
- Projects & Discussions
- Planning Calendar
- Member Questions & Comments

Treasurer’s Report

Meeting Date: June 30, 2026

For The Period: May 19, 2026, to June 29, 2026,

David Walley

Highlights as of 6/29/2026

- Income: $1792.46 Insurance reimbursement for damage fence, HOA $200 installment received; $1.14 interest earned in May. $100 refund from Virginia DPOR.
- Expenses for period: $82,105.20; Jun 26: $13,134.63.
  - Apr 26: $10,566.22
  - May 26:$17,437.13
- Moved $3,000 from Savings to Checking
- Grill, Picnic Tables, Lights and Fans purchased.
- $48,589 Pending Expenses for Pavilion/Shed Rebuild:
  - $43,149 Pavilion expense to Veterans Choice less the $446.06 in stain to to be realized this month. Will need to move funds from savings to checking, estimate $55,000.
  - $5400 Coatings Central.
- Other Major Pending expenses: est. $5,786.79.
  - Acct. 7050:$291.5 Millenium Pool Estimate 6170-repair seal for pool pump.
  - Acct. 7050: May 31, 2026 Board Approved $525.29 MPM estimated cost to install flow meters to accurately dose chlorine in pool water.
  - Acct. 7020: est $1100 for Pool Entrance Light Monument Repair.
  - Estimate $3870 to rewire pavilion power to required code.

Expenses May 2026

EXPENSES				
5/1/2026	Millennium Pool Management	Invoice 9907	6200 Pool Maint	2,781.00
5/2/2026	Jim's Lawn Service	Invoice#6520: Lawn service in common areas	6190 Lawn Maint / Landscaping	685.00
5/4/2026	Dominion	acct 001026355006 (For 3/6/2026-4/6/2026)	6240 Utilities	44.50
5/4/2026	Dominion	acct 002459002784 (For 3/6/2026-4/6/2026)	6240 Utilities	17.97
5/4/2026	Dominion	acct 000236332508 (For 3/4/2026-4/1/2026)	6240 Utilities	93.34
5/6/2026	Redtwig	Chancellor West HOA Updated Spring Works Billing May 2026	6190 Lawn Maint / Landscaping	5,295.00
5/6/2026	Millennium Pool Management	Invoice 9920; Liquid Chlorine Setup	6200 Pool Maint	2,417.56
5/7/2026	Mike Jordan	Reimburse for paying for work by Hoyt outdoor Service on 5/7 pd with Check 5768	6130 Repairs & Maintenance	800.00
5/7/2026	Belman Tax	invoice 1787; Bookkeeping	6170 Professional Fees	245.00
5/16/2026	State Farm	Policy 96-GE-C719-6 Workers' Compensation & Employers Liability Policy	6100 Insurance	251.00
5/16/2026	State Farm	Policy 96-65-0052-6 Residential Community Association Policy	6100 Insurance	3,578.00
5/25/2026	Verizon	Internet: 557-561-473-0001-70	6230 Internet	84.00
5/28/2026	Virginia DPOR	Filing fee for HOA to file annual report with Common Interest Community Board. HOA's Registration # 0550000640	6210 Taxes & Licenses	50.00
			Total	$17,437.13

Expenses June 1-29, 2026

6/1/2026	Dominion	acct 001026355006 (For 4/7/2026-5/4/2026)	6240 Utilities	71.29
6/1/2026	Dominion	acct 002459002784 (For 4/7/2026-5/5/2026)	6240 Utilities	17.50
6/1/2026	Dominion	acct 000236332508 (For 4/2/2026-5/1/2026)	6240 Utilities	98.15
6/4/2026	Millennium Pool Management	Invoice 10082: Pool Management	6200 Pool Maint	2,781.00
6/6/2026	Jim's Lawn Service	Invoice #6593: Mowing common area lawns	6190 Lawn Maint / Landscaping	1,120.00
6/12/2026	Belman Tax	invoice 1819; Bookkeeping	6170 Professional Fees	245.00
6/12/2026	John Kalb	Receipt 46600005297866; Reimbursement for purchasing stain for the pavilion. Veterans choice bill should subtract this amount.	1690 Builidings "Construction in Progress"	446.06
6/12/2026	Mike Middleton	Order# 114-2635598-5173069; Middleton 1 Picnic Tables for POOL; Reimburse for picnic tables to replace ones burned in the fire.	7045 Equipment	6,340.14
6/12/2026	Mike Jordan	MJ1_BJ Order6306001187: Nexgrill with cover; MJ2_Pool Tools HD BJ 12 June 2026	7045 Equipment	525.89
6/13/2026	Tom Ullrich	Reimburse Ullrich Lighting and Fans for Pavilion and Shed. Lowes receipts in scan Ulrich 1 Lighting & Fans PDF	1690 Builidings "Construction in Progress"	1,221.12
6/19/2026	Kelly Raines	Raines 1 Pool Supplies: Reimburse for purchase of pool supplies.	6200 Pool Maint	84.27
6/25/2026	Verizon	Internet: 557-561-473-0001-70	6230 Internet	84.00
6/26/2026	Mike Middleton	Reimbursement: Order# 112-8953076-4214619, for Pickleball Barriers	7045 Equipment	270.06
6/29/2026	Dominion	acct 000236332508 (For 5/2/2026-6/2/2026)	6240 Utilities	100.21
				13,404.69

Income 1/1/2026-6/29/2026

Income	Mar 26
Interest	$1.14
Assessment Pmnts	$17,276
Income	Apr 26
Interest	$1.09
Assessment Pmnts	$1,656
Income	May 26
Interest	1.14
Assessment Pmnts	$200.00
Insurance Reimbursement	$1792.46
Income	Jun 26
Interest	
Other	

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	30,022.87	14,628.20
BUSINESS MARKET RATE SAVINGS	4	1585285537	133,389.90	133,391.04
	Total deposit accounts		$163,412.77	$148,019.24

Statement period activity summary

Beginning balance on 5/1	$30,022.87
Deposits/Credits	1,992.46
Withdrawals/Debits	- 17,387.13
Ending balance on 5/31	**$14,628.20**

	May 26 Register
Previous Balance	$30022.87
Income	$1992.46
Expenditures	$17437.13
New Balance	$14578.20*

Checking Balance Difference is $50.00 for Filing fee for HOA to file annual report with Common Interest Community Board. HOA's Registration # 0550000640

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Cash Basis

ChancellorWest Homeowners' Association Inc

Profit & Loss

May2026

	May26
Ordinary Income/Expense	
Income	
4010• Membership Dues& Fm	20000
4100•InterestIncom,	114
Total Income	201.14
Expense	
6060 • Dues and Subscriptions	179.16
6100•InsuranceExpense	3,829.00
6130 • RepairsandMaintenance	80000
6170 • ProfessionalFees	245.00
6190• Lawn Maintenance Landscaping	6,50500
6200 • Pool Maintenance	2,78100
6210• Tam & Liconm	5000
6230 • Telephone/ Internet	84.00
6240• Utili1ies-Elect-Septic-Trash	155.81
Total Expense	14,62957
Net Ordinary Income	14,428.43
Other Income,/Expense,	
Other Expense	
7000 • Reserve Component Expenses	
7050• Pumproom Equipment	2,417.56
7096 •Irrigations Stom	390.00
Total 7000• Reserv Component Expenses	2,807.56
Total Othor expanse,	2,80756
Net Other Income	2,807.56
Not Income	-17,235.99

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Cash Basis

Chancellor West Homeowners' Association NC

Profit & Loss

January through May 2026

	Jan-May26
Ordinary Income/Expense	
Income	
4010 • Membership Dues& Fees	79,632.40
4100 • Interest Income	552
Total Income	79,637.92
Expense	
6060 • Dues and Subscriptions	204.76
6100 • Insurance Expense	3,82900
6130 • Repairs and Maintenance	1,700.00
6150 ·Office/ Peny Cash Expenses	159.19
6170• Professional Fees	2,39350
6190• Lawn Maintenance / Am landscaping	6,993.75
6200 • Pool Maintenance	5,80700
6210 • Taxes & licenses	35690
6230 ·Telephone/ Internet	420.00
6240 • Utilities-Elect-Septic-Trash	62205
6290 • HOA Social Events	156.00
Total Expense	22,64215
Net Ordinary Income-	56,995.77
Other Income/Expense	
Other Expense	
7000 • Reserve Component Expenses	
7020 • Tennis Court, Fencing, Lighting	4,110.64
7045 • Equipment	21.04
7050 • Pump Room Equipment	2,4[illegible]
7096 • Irrigation System	706.20
7097 • Lake & Dam	4,44500
Total 7000 • Reserve Component Expenses	11,70044
Total Other Expense	11,70044
Net Other Income	-11,700.44
Net Income	45,295.33

Income 1/1/2026 – 6/29/2026

	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**	**$200.00**								**$79,632.40**
4020,4100,4110,4150 Other	1.13	1.02	1.14	1.09	1,793.60	100.00							**$1,897.98**
Income Total	**$28,281.13**	**$32,221.02**	**$17,277.14**	**$1,657.49**	**$1,993.60**								**$81,430.38**

*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.

May: $1792.46 State Farm Ins., $1.14 Interest, $200 Assessment Payment

Operating Budget 1/1/2026-6/29/2026

Operating Budget							
Account #	**Actual April 26**	**Actual May 26**	**Actual June 26**	**Actual July 26**	**2026 Actual Total to Date**	**2026 Budget**	**Variance**
1690 Construction in Progress Pavilion/Shed			1,667.18		$50,256.18	$102,375	$52,118.82
6060 Dues & Subscriptions		$179.76			$204.76	$200.00	$4.76
6100 Insurance		$3,829.00			$3,829.00	$3,000.00	$829.00
6130 Repairs & Maintenance	$900.00	$800.00			$1,700.00	$1,800.00	$100.00
6140 Payroll					$0.00	$1,500.00	$1,500.00
6150 Office / Petty Cash Expenses					$159.19	$200.00	$40.81
6160 Payroll Taxes					$0.00	$0.00	$0.00
6170 Professional Fees	$245.00	$245.00	$245.00	$245.00	$2,883.50	$6,000.00	$3,116.50
6190 Lawn Maint / Landscaping		$6,505.00	$1,120.00	$1,120.00	$9,233.75	$12,000.00	$2,766.25
6200 Pool Maint	$3,026.00	$2,781.00	$2,865.27	$2,781.00	$11,453.27	$13,905.00	$2,451.73
6220 Travel (Veh Gas)					$0.00	$0.00	$0.00
6230 Telephone / Internet	$84.00	$84.00	$84.00	$84.00	$588.00	$1,000.00	$412.00
6240 Utilities	$49.58	$155.81	$287.15	$375.45	$1,284.65	$2,600.00	$1,315.35
6290 HOA Events (Social)	$156.00				$156.00	$500.00	$344.00
6310 Bad Debt					$0.00	$0.00	$0.00
6210 Taxes & Licenses		$50.00			$356.90	$375.00	$18.10
6180 Penalties and Violations					$0.00	$0.00	$0.00
Operating Total	$4,460.58	$14,629.57	$6,268.60	$4,605.45	$82,105.20	$145,455.00	$63,349.80

Reserve Budget 1/1/2026 to 6/29/2026

Reserve Budget Expenses							
Account #	**Actual April 26**	**Actual May 26**	**Actual June 26**	**Actual July 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		$2,417.56	$525.29		$2,942.85	$3,600.00	$657.15
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		$390.00			$706.20	$150.00	$556.20
7097 Lake & Dam	$1,995.00				$4,445.00	$4,650.00	$205.00
7045 Equipment			$6,866.03		$6,887.07	$2,900.00	$3,987.07
Reserve Total	$6,105.64	$2,807.56	$7,391.32		$19,091.76	$132,375.00	$113,283.24

Estimated Reserve Budget in July 2026

Reserve Budget Expenses							
Account #	Actual April 26	Actual May 26	Actual June 26	Actual July 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			$4,970.00	$9,080.64	$10,700.00	$1,619.36
7030 Buildings					$0.00	$102,375.00	$102,375.00
7040 Main & Baby Pools					$0.00		$0.00
7050 Pump Room Mechanical		$2,417.56		$816.79	$3,234.35	$3,600.00	$365.65
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		$390.00			$706.20	$150.00	$556.20
7097 Lake & Dam	$1,995.00				$4,445.00	$4,650.00	$205.00
7045 Equipment			$6,866.03		$6,887.07	$2,900.00	$3,987.07
Reserve Total	$6,105.64	$2,807.56	$6,866.03	$5,786.79	$24,353.26	$132,375.00	$108,021.74

US Treasury Gov. Investment: Status

- April 24, 2026 - Adopted 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.
- Account established, Submitted Treasury's FSF5444, Treasury Direct Account Authorization, Received acknowledgment receipt on May 6
- Awaiting USTreasury.gov to activate account
- **US Treasury response to status inquiry:**
  - Our records show that we have not completed request RQ-00282701. To ensure complete transparency and more accurate processing time we have reviewed and adjusted our stated processing periods to reflect our current capacity. These updated times can be viewed on our home page: Home — Treasury Direct.
  - Your estimated processing time is: 10 months or longer. Once an examiner has been assigned to your Request it may take 2-3 weeks to be completed. If anything further is needed to complete the Request you will be contacted via email, phone call, or letter. The time will extend if anything further is needed. You will also receive an email confirming when your Request has been completed.

Checking & Savings Positions as 6/29/2026

	31-Dec-25	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ending Total
Checking	$16,084.93	$21,552.39	$24,374.26	$38,932.69	$30,022.87	$14,713.20	$6,413.20	$6,213.20	$6,913.20	$6,613.20	$6,313.20	$10,013.20	$6,213.20	$41,003.10
Savings	$133,385.52	$133,386.65	$133,387.67	$133,388.81	$133,389.90	$133,389.90	$78,389.90	$71,289.90	$63,289.90	$56,289.90	$49,289.90	$38,289.90	$34,789.90	**Total**
Moves to Checking from Savings							$55,000.00	$7,100.00	$8,000.00	$7,000.00	$7,000.00	$11,000.00	$3,500.00	$98,600.00
Operating Expenditures		$22,475.30	$27,823.25	$1,842.45	$4,460.58	$14,494.57	$60,300.00	$4,300.00	$4,300.00	$4,300.00	$4,300.00	$4,300.00	$4,300.00	$157,196.15
Reserve Expenditures		$337.24	$1,574.88	$875.12	$6,105.64	$2,807.56	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$32,700.44
	$149,470.45					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ending Total
					Assumed Security Purchase Rate 4 WK only			0.99718444	0.99718444	0.99718444	0.99718444	0.99718444	0.99718444	
					Security Cost			$71,089.18	$63,111.70	$56,131.41	$49,151.12	$38,182.09	$34,691.95	
					Max amount			$200.72	$178.20	$158.49	$138.78	$107.81	$97.95	$881.94
					75% available Savings			$53,467.43	$47,467.43	$42,217.43	$36,967.43	$28,717.43	$26,092.43	
					Purchase Cost			$53,316.88	$47,333.78	$42,098.56	$36,863.34	$28,636.57	$26,018.96	
					Net Return 4 wk			$150.54	$133.65	$118.87	$104.08	$80.86	$73.46	$661.46

No May or June investment, Awaiting account Activation.

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

2027 HOA Budget Preparation

- **July BOD meeting: Reserve Component update discussion.**

- **Aug BOD meeting:**
  - **Initial projected 2027 Operating Costs, rationale, discussion.**
  - **FY27 Reserve Component Study Update discussion.**

- **Sept BOD meeting: Operating & Reserve Budgets update.**

- **Oct BOD meeting: 2027 Budget approval.**

2027 Budget Proposal—Initial starting point

Operating Budget			Proposed	
Account #	2026 Actuals	2026 Budget	2027 Budget	Notes
1690 Construction in Progress Pavilion/Shed	49035.06	102375	0	
6060 Dues & Subscriptions	204.76	200	225.24	Highest value either Actuals or Budget plus 10%
6100 Insurance	3829	3000	4211.9	Highest value either Actuals or Budget plus 10%
6130 Repairs & Maintenance	1700	1800		Highest value either Actuals or Budget plus 10%
6140 Payroll	0	1500	1650	Highest value either Actuals or Budget plus 10%
6150 Office / Petty Cash Expenses	159.19	200	220	Highest value either Actuals or Budget plus 10%
6160 Payroll Taxes	0	0	330	20% of Payroll
6170 Professional Fees	2883.5	6000	6600	Highest value either Actuals or Budget plus 10%
6190 Lawn Maint / Landscaping	9233.75	12000	13713.75	4 months of Jims Lawn Service 1120+ Actuals
6200 Pool Maint	11369	13905	14150	Actual plus remaining millinium pool cost
6220 Travel (Veh Gas)	0	0	50	
6230 Telephone / Internet	588	1000	1109	Assume 10% increase in monthly rate of 84 per
6240 Utilities	1284.65	2600	2860	Highest value either Actuals or Budget plus 10%
6290 HOA Events (Social)	156	500	550	Highest value either Actuals or Budget plus 10%
6310 Bad Debt	0	0	0	
6210 Taxes & Licenses	356.9	375	412.5	Highest value either Actuals or Budget plus 10%
6180 Penalties and Violations	0	0	0	
Operating Total	80799.81	145455	46082.386	
W/O Building Exp	31764.75	43080		

Reserve Budget Expenses			Proposed	
Account #	2026 Actuals	2026 Budget	2027 Budget	Notes
7010 Tot Lot	0	0	1000	
7020 Tennis Courts, Fencing, Lighting	4110.64	10700	3000	
7030 Buildings	0	102375	1000	
7040 Main & Baby Pools	0		1000	
7050 Pump Room Mechanical	2942.85	3600	1500	
7060 Pool Furniture	0	6000	2000	
7070 Fencing: Pool Vinyl & Chain Link	0	1000	1000	
7075 Fencing: Parking Lot	0		1000	
7080 Asphalt Parking Lot	0		1000	
7090 Concrete Walks, Slabs, & Pool Deck	0		500	
7095 Entrance Walls, Vinyl Fence, Lighting	0	1000	1000	
7096 Irrigation System	706.2	150	1000	
7097 Lake & Dam	4445	4650	2500	
7045 Equipment	6361.18	2900	3000	
Reserve Total	18565.87	132375	20500	

2026 Buy list for items lost in fire

- **Entire list encompasses 87 Items, $16,566 value**
- **26 Items needed sooner than later. $2902.**
  - **Shed shelving (DIY project with leftover lumber from Pavilion)**
  - **Serving tools (Donated)**
  - **Ice Chest**
  - **Storage Cabinets**
  - **Toolbox**
  - **Pool Vacuum**
  - **Pool Cleaning Cart**
  - **Pool Cover cart (pool contractor to provide)**
  - **Folding table (Donated)**
- **4 new Picnic Tables have assembled. Remaining assembly - tomorrow.**
- **New BBQ Grill assembled and working.**

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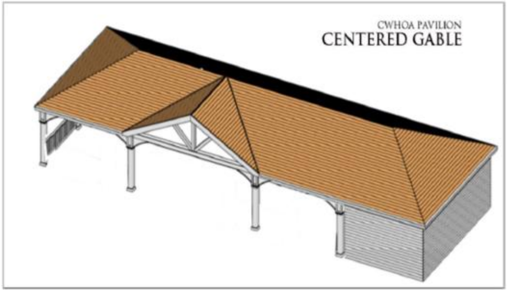
Pavilion and Shed Rebuilding Update



Pavilion Update

- Basic pavilion has passed inspection.
- Railing is installed.
- Soffit at entrance and around shed.
- Shed siding and entrance trim to be completed.
- Trash removal began today.
- Floor finishing to be week of 13 July.

Pavilion Update - 2

- Double door with lock installed; needs finish work.
- Picnic table assembly started.
- Wood saved to construct shelves for shed.

Pavilion Update - 3

Electrical

- **Failed inspection: need to trench main power conduit; correct grounding into the main power box; and file an amendment to the permit.**

- **Trencher cut the main line to the septic tank; D&M repaired today.**

Pavilion Update - 4

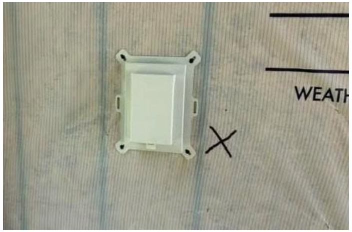
Electrical

- New main power junction box required with new conduit.
- Resolution of approach to repair pool light junction box is pending.
- Vets' Choice to perform additional cement cut

Pavilion Update - 5

Electrical

- **Extra grounded circuit added (left of shed door) to carry increased load.**
- **Several lights and 1 fan installed in wrong location.**
- **Need 3 more lights & a fan.**
- **D&M to install at no cost.**



Additional Items

- **Brick corner at entrance repaired; top must be caulked.**

- **Panel box in the pump should be replaced; getting an estimate from D&M (for next year).**

POOL OPERATIONS

- **Pool open.**
- **Management company operations are running smoothly.**
- **Pool edge skid tape planned.**
- **Masonry repair of brick wall at pool completed today.**

Landscape Issues

- **Landscape Committee**
  - **Fence repair pending.**

Lake Actions

- **Application Process for Formal Dam Operating Certificate is under review……still.**

Insurance Review

- **State Farm Audit ongoing. Coordination with them is poor.**
- **Audit of Workers' Comp Policy pending. We received a request for information yesterday with reply date of 1 July. Have asked for a 2-week extension.**
- **Other insurers contacted:**
  - **USAA Underwriters – Declined**
  - **Bearing Insurance Brokers – Lost interest, i.e., did not respond to the information we provided per their request.**

Pickleball Courts.

- **After a great deal of work, the Pickleball courts have been moved to the north court.**
- **The new nets are in place, and the courts are ready for play.**
- **There is an existing restriction requiring the use of quiet pickleballs. However, this limitation will be reviewed as we monitor play on the new courts.**

Other Projects & Discussions

Current (2026)

- **Paint 4-Square lines in parking lot along the Tot Lot side.**

2027 budget

- **Replacement of right-hand PVC post closest to Pavilion.**
- **Pool entrance ceiling.**

Long Term

- **Pool area/Tennis court fencing**
- **Pool area driveway cracking**

Proposed CW HOA 2026 Planning Calendar

January

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March

S	M	T	W	T	F	S
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April

S	M	T	W	T	F	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May

S	M	T	W	T	F	S
					1	2
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June

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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July

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19	20	21	22	23	24	25
26	27	28	29	30	31	

August

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23	24	25	26	27	28	29
30	31					

September

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27	28	29	30			

October

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18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December

S	M	T	W	T	F	S
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

- 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

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Questions and Comments

Next

Board of Directors' Meeting

28 July 2026

7:00 pm