



AGENDA
ANNUAL MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 17, 2025 6:45 P.M.
AT THE ASSOCIATION OFFICE

1. **CALL TO ORDER, Greg Janak, President**
2. **VERIFICATION OF QUORUM, Janet Marton, Secretary**
3. **EXECUTIVE SESSION** (The Directors will consider actions involving personnel, pending, or threatened litigation, contract negotiations, enforcement actions, confidential communications with the Association's attorney, matters involving the invasion of privacy of individual owners or matters that are to remain confidential by request of the affected parties and agreement of the Directors)

Appeals: 014890 (Fence Height) and 009170 (Artificial Turf)

Violations: 000700, 000950, 005740 and 016024

RECONVENE (Decisions, if any, made in Executive Session will be summarized orally and an entry will be placed in the Executive Committee Meeting Minutes with a general explanation of expenditures approved, if any.)

Summary of Actions

4. **APPROVAL OF MINUTES, September 15, 2025**
5. **TREASURER'S REPORT**
6. **BUSINESS**

BUDGET

- 2026 Budget Approval
- 2026 Vendor Contracts Approval
- 2026 Maintenance Fee Approval

ACCEPTANCE OF TELLER'S REPORT, 2026 ELECTION OF DIRECTORS
APPROVAL OF EXTERIOR GUIDELINES

7. **BOARD VACANCIES**
Nominations: Director Position 2B: Alex Shanks-Abel
Director Position 17D: Daniel Santamaria
8. **ELECTION OF OFFICERS AND MEMBERS OF EXECUTIVE COMMITTEE**
President, Greg Janak 16B, *Incumbent*
Executive Vice-President, Sean Gambini 3B, *Incumbent*
Vice-President (Chair of Architectural Control Committee), *Open*
Secretary, Janet Marton, *Incumbent*
Treasurer, Robert Blum, *Incumbent*
At-Large Position 1, Karen Snead 4C, *Incumbent*
At-Large Position 2, *Open*
At-Large Position 3, Roxanne Richey 1A, *Incumbent*
At-Large Position 4, Dave Fraser 15B, *Incumbent*

9. **ADJOURN**