



# **Four Lakes Village Homeowners Association**

## **Annual Meeting**

**August 27<sup>th</sup>**

**4:30 pm MDT**

**Park Meadows Country Club & Zoom**

# Agenda

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1. Quorum Determination & Call to Order
2. Welcome & Introductions
3. Approval of 2024 Annual Meeting Minutes
4. Presentation of Board Candidates and Election
5. President's Report
6. Treasurer's Report
  1. Financial Update
  2. Reserve Study
7. Committee Reports:
  1. Landscaping
  2. Architectural Review
  3. Recreational Facilities
  4. Social
8. Architectural Study
9. Owner Open Forum (3 minutes / owner)
10. Adjournment

# Quorum Determination & Call to Order

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## **Quorum Determination:**

- Those owners present in person or by proxy at any duly called meeting that is called and held in compliance with the requirements of the Bylaws shall constitute a quorum.

## **Call to Order:**

- President Bud Stacy will call the meeting to order.

# Welcome & Introductions

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## **Board of Trustees**

Bud Stacy (President/Treasurer)

Lisa Mathies (Vice President)

Tom Billings (Secretary)

Jeff Klein (Member at Large)

Gareth Martin (Member at Large)

## **Model HOA**

Allyson Dickey

Ryan Dickey

Eyreka Smith

Patrick Murray

Edy McConnell

## **Architectural Committee**

Jeff Klein

Bud Stacy

Carol Martin

Jayne Hawe

Paul Berger

## **Landscape Committee**

Audrey Wendolowski

Caryn Harkins

Russ Hurley

## **Social Committee**

Joanne Hurley

Lynda Ayish

Claudia Bachman

Caryl Brubaker

Sydney Reed

Audrey Wendolowski

Linda Wilson

## **Recreational Facilities**

Lisa Mathies

Rick Ayish – sports courts

John Wendolowski– sports courts

Lynda Ayish – pool

Sara Clark - pool

# 2024 Minutes Approval

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**2024 Annual Meeting Minutes** – link [here](#) to the minutes from the annual meeting on August 23, 2024.

## **Voting:**

- The voting will be conducted via paper ballot for those present in-person and via electronic ballot for those in attendance via Zoom. If you have a proxy for another owner, your vote will count for your proxy as well.

# Board Election

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- The Association is governed by a 5-person Board, all serving three-year terms.
- This year, there is one open seat - Tom Billings.
- There is one candidate to fill the open seat – Lynda Ayish.
- Voting: The ballots will be distributed, collected, and counted at the meeting.

# Presentation of Board Candidates

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## **Lynda Ayish:**

As a 29 year owner in Four Lakes Village and full-time resident for the past five years, I have enjoyed watching the growth and maturity of our neighborhood into a premier location in Park City. The community has been lucky to have owners willing to dedicate time and attention thru the Board of Directors and Committees to the many issues related to maintaining and improving our neighborhood. Many years ago I had the privilege of serving on the Board, providing excellent background for future service to the community. 35 years in the private sector as a small business owner taught me the importance of being organized with attention to detail, and being a good listener working towards consensus. I believe these skills will be useful working with all stakeholders (owners, committees, property manager, etc.) in Four Lakes Village to protect and maintain the value of our community and homes. Thank you for your consideration.

Endorsement from Russ Hurley – link [here](#)

Endorsement from Dale Clark – link [here](#)

# President's Report with Bud Stacy

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## **Accomplishments:**

- Strong financial position
- Strong on-going vendor relationships
- Renewal of Altitude Landscaping for landscape maintenance and snow removal through 2027
- Renewal of a multi-year contract with Model HOA
- Pool re-surface
- Continued building maintenance
- Committee accomplishments

## **Upcoming Focus:**

- Rules & Regulations update
- Long term capital improvement planning strategy
- Architectural Study

**Full Report:** Link [here](#) to full report.



# Treasurer's Report with Bud Stacy

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## Noteworthy Items:

- In 2025, Four Lakes Village has a more stable operating environment than we have had for the past few years where we were changing property management firms, systems, and some key vendors. The HOA entered into multi-year contracts with Altitude Maintenance and Model HOA.
- Cash balances are in good shape at \$397,457 (operating cash is \$226,873 and reserve fund cash is \$170,583).
- In 2025, we implemented a 5% increase in dues, which appears to be keeping us aligned with on-going cost increases and produce a slight surplus. Also, in 2025, we have benefitted from lower snow removal costs because of moderate winter weather, and more predictable water costs due to Russ Hurley's management of our modern, adjustable irrigation system.
- In 2025 the HOA was able to pay off the 1<sup>st</sup> loan due to slight budget surplus

## Upcoming Focus:

- Pay off 2<sup>nd</sup> loan in 2026
- expect to end the year with a reserve cash balance in the \$150,000 - \$200,000 range
- 2026 Budget

**Full Report:** Link [here](#) to full report.

# Treasurer's Report: Balance Sheet

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	2024 Year-end Balance Sheet	07/31/25 Balance Sheet
<b>ASSETS</b>		
Operating Account	188,244	229,374
Reserve Account	217,514	170,584
Accounts Receivable	(126,633)	9,426
<b>TOTAL ASSETS</b>	<b>279,125</b>	<b>409,384</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
Accounts Payable	29,520	29,661
Architectural Deposits	-	4,000
Loans	325,551	178,108
<b>Total Liabilities</b>	<b>355,071</b>	<b>211,770</b>
<b>Equity</b>		
Retained Earnings	(442,823)	(75,946)
Net Income	366,877	273,560
<b>Total Equity</b>	<b>(75,946)</b>	<b>197,614</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>279,125</b>	<b>409,384</b>

*\*Note that one of the two loans was paid down in 2025*

# 2025 YTD Budget Performance (Jan-July)

	Actual	Budget	\$ Over	Full Year Budget		Actual	Budget	\$ Over	Full Year Budget
<b>INCOME - OPERATING</b>					<b>INCOME - RESERVE</b>				
Dues	509,239	509,239	-	678,984	Reserve Dues	254,621	254,621	-	339,495
Violation Fines	3,825	-	3,825	-	Reserve Contribution	30,000	-	30,000	-
Late Fees	950	-	950	-	Reserve Interest	253	-	253	-
Other Income	559	-	559	-	<b>TOTAL INCOME - RESERVE</b>	<b>284,874</b>	<b>254,621</b>	<b>30,253</b>	<b>339,495</b>
<b>TOTAL INCOME – OPERATING</b>	<b>514,573</b>	<b>509,239</b>	<b>5,334</b>	<b>678,984</b>					
<b>EXPENSES - OPERATING</b>					<b>EXPENSES - RESERVE</b>				
Grounds Maint.	127,105	157,904	(30,799)	260,036	Roofs	47,320	30,000	17,320	30,000
Building Maint.	10,222	36,458	(26,236)	60,000	Exterior Painting	67,483	70,000	(2,516)	98,000
Amenities	10,705	10,683	21	18,500	Pool	27,573	-	27,573	-
Utilities	56,266	71,329	(15,063)	147,421	Sports Courts	1,777	-	1,777	-
Management	47,263	48,183	(921)	82,600	Building	640	-	640	-
Insurance	54,508	64,302	(9,794)	76,588	Architect Study	16,000	10,000	6,000	40,000
Legal/Professional	13,935	8,233	5,702	13,650	Capital Project Mgmt.	8,412	6,720	1,692	11,520
Misc.	704	200	504	500	Loan Interest	5,271	10,500	(5,229)	18,000
Software & Website	702	810	(107)	1,388	<b>TOTAL RESERVE – RESERVE</b>	<b>174,477</b>	<b>127,220</b>	<b>47,257</b>	<b>197,520</b>
Contingency	-	10,676	(10,676)	18,302					
<b>TOTAL EXPENSES – OPERATING</b>	<b>321,410</b>	<b>408,779</b>	<b>(87,369)</b>	<b>678,984</b>	<b>NET SURPLUS/(DEFICIT) - RESERVE</b>	<b>110,397</b>	<b>127,401</b>	<b>(17,004)</b>	<b>141,975</b>
<b>NET SURPLUS/(DEFICIT) - OPERATING</b>	<b>193,163</b>	<b>100,460</b>	<b>92,703</b>	<b>-</b>	<b>TOTAL SURPLUS/(DEFICIT)</b>	<b>273,560</b>	<b>227,860</b>	<b>45,699</b>	<b>141,975</b>
<i>Additional Reserve Contribution</i>	<i>(30,000)</i>	<i>-</i>	<i>(30,000)</i>	<i>-</i>					

# Reserve Study Summary

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## Background:

- The State of Utah requires HOAs to conduct a reserve study every 3 year years.
- Reserve studies analyze the capital assets of an HOA (e.g., roofs, buildings, roads, etc.) to 1) identify the assets, 2) estimate the useful life, 3) estimate the remaining useful life, 4) estimate the replacement cost, 5) calculate the necessary funds needed to cover those expenses over a 30-year time period, 6) recommend the annual reserve “contribution” needed to cover those expenses.
- Funding strategies range from 100% fully-funded (i.e., enough money “in the bank” to cover future expenses) to 0% funded (i.e., expenses each year are covered by the dues and/or special assessment).
  - 0-30% = weak
  - 31-70% = fair
  - 71-100% = strong

## Reserve Study:

- 2025 reserve study – link [here](#)

# Reserve Fund Analysis

August 7, 2025				Four Lakes Village Reserve Fund Analysis July 2025			
	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	
	Total	Replacement	Remaining Years	Replacement	Replacement (2)	Annual Amount	
Reserve Fund Categories	Useful Life	Date	to Fund	Cost (2025 Dollars)	Cost (Future Dollars)	at fund 100% (1)	
Roofs	25	2034	9	3,800,000	5,408,585	532,388	
Chimney Caps (incl. support structure)	25	2034	9	250,000	355,828	35,026	
Siding/Trim/Fascia	25	2029	4	3,000,000	3,509,576	838,884	
Stucco	15	2029	4	500,000	584,929	139,814	
Exterior Lights	15	2029	4	100,000	116,986	27,963	
Swimming Pool/Pool House/Equipment/Fence	15	2039	14	100,000	173,168	10,135	
Racquet Courts and Fences	20	2030	5	50,000	60,833	11,458	
Irrigation System (6)	25	2047	22	1,000,000	2,369,919	77,609	
FL Dr Cul-de-sac Concrete/Asphalt	30	2029	4	50,000	58,493	13,981	
Annual Capital Maintenance (3)	NA	NA	NA	NA	NA	NA	
Total (4)				8,850,000	12,638,316		
Total cost per unit (4)				119,595	170,788		
Dues- Reserve Fund portion - 2025 & 10-year total (5)				339,495	4,972,803		
<p>(1) The numbers in this column are estimated replacement costs in FUTURE dollars divided by the estimated remaining years to fund. Future dollars are reduced by an assumed 3% earnings rate on Reserve Fund dollars.</p> <p>(2) Estimated replacement cost in future dollars uses a 4% inflation rate compounded annually for the number of years remaining to fund.</p> <p>(3) Annual capital maintenance includes items such as building painting, garage door painting, concrete repair and replacement, major roof repairs, etc. We expect to spend roughly \$150,000/year on these types of items. No dollars are included above because this is directly subtracted from reserve fund portion of dues. It is not considered a part of the Reserve Fund for future capital replacements.</p> <p>(4) The average current and future dollar replacement costs in total dollars and per unit (74 units). Note: removing the 2 items outside of the 10-year horizon (see Note (6) below) reduces these numbers from \$12,638,316 (170,788/unit) to \$10,095,229 (\$136,422/unit).</p> <p>(5) \$339,495 is the reserve fund portion of dues in 2025. It has been used primarily to payoff loan principal and interest as well as pay for annual capital maintenance items. \$4,972,803 is the total reserve fund portion of dues over 10 years (2026 - 2035), which includes an increase of 6.5-7%/year.</p> <p>(6) Swimming pool replacement and irrigation system replacement are anticipated to occur beyond the 10-year time horizon of the Reserve Fund study.</p>							
Current Year		2025					
Inflation Rate		4.00%					
Earnings rate on Reserve Fund (theoretical)		3.00%					

# Landscaping Committee Report

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## **Accomplishments:**

- Re-hiring of Altitude for landscape maintenance
- Tree care and maintenance
- Pest control
- New planting designs for deck construction
- Tree/shrub planting
- Irrigation monitoring
- Attended fire resilience in the landscape seminar

## **Upcoming Focus:**

- Re-sealing of the asphalt walking path
- Removal of dead trees
- Review of owner landscaping applications

**Committee Report:** Link to full report [here](#)

# Architectural Review Committee Report

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## Noteworthy Items:

- The Committee has had 8 applications since the beginning of the year.
- Ongoing architectural study to provide a vision for the future of Four Lakes Village

## Upcoming Focus:

- Completion of the architectural study
- In the spring and fall, the Committee conducts a detailed walk-around of the Village to inspect the physical appearance and condition of each unit and look for items that may need repair, replacement, or improvement.

**Committee Report:** Link to full report [here](#)

# Recreation Committee Report

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## **Accomplishments:**

- Re-surfaced the pool!
- Pool cover replacement
- Installed new pool umbrellas
- Pressure washed the courts this past spring to remove the winter grime and improve line visibility
- Installation of windscreens
- Installed new signage for rules

## **Upcoming Focus:**

- Court re-surfacing / re-stripping



# Social Committee Report

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- Anyone who would like to serve on the social committee is welcome to join. It's a wonderful way to get to know your neighbors. Email or text Joanne Hurley at [hurleyfam@sbcglobal.net](mailto:hurleyfam@sbcglobal.net) or 559-280-7262.
- June, July and August socials are held in the pool area. October, December, February, and April socials are held in homes.
- Attending neighbors provide a food item to share and the beverage of their choice.
- In-home hosts are needed for October 2025, December 2025, February 2026, and April 2026. If you would like to offer your home, please email or text Joanne Hurley at [hurleyfam@sbcglobal.net](mailto:hurleyfam@sbcglobal.net) or 559-280-7262. Hosts open their home and the committee does the rest!

**Committee Report:** Link to full report [here](#).



A vertical white line is positioned on the left side of the slide. To its right, there are three small white geometric symbols: a plus sign (+) at the top, a circle (o) in the middle, and a dot (•) at the bottom.

# FLV Exterior Architectural Master Plan

August 27, 2025



A small cluster of three white geometric symbols is located in the bottom right corner: a plus sign (+) at the top, a dot (•) at the bottom left, and a circle (o) at the bottom right.

+

•

○

# Team

- Drift Studio
  - Ben Walker
  - Bryan Markkanen
  - Andrew Foster
- FLV Steering Committee
  - Jeff Klein
  - Paul Berger
  - Lynda Ayish
  - Carol Martin
  - Toby Daniel
  - Bud Stacy

**PURPOSE:  
MODERNIZE  
BUILDING  
EXTERIORS**

- Units are 30+ years old
- Siding – significant portion is in bad condition
- Maintenance costs are increasing
- More & more difficult to keep up with exterior maintenance
- Neighbors are modernizing and improving exteriors, interiors, and landscaping increasing their property values

**Unique  
Opportunity to  
Modernize  
Exterior to  
Leverage FLV  
Advantages and  
Add Market Value**

- GREAT Area – Quiet, Green Space, Low Density, Highly Desirable
- GREAT Bones - Easy to Update
- GREAT Landscaping
- GREAT SF
- GREAT Amenities – Pool, Courts
- LOCATION, LOCATION, LOCATION

## **Homeowner Input for Master Plan**

- Upcoming Phase 1 Tasks:
  - 60% renderings
  - Owner input
  - 90% renderings and costs
  - Owner input
  - Implementation Plan

**Scope of Project -  
Develop  
Mountain Classic  
Exterior Design**

- High Value Improvements with Modern Materials
  - Low/no maintenance and Warranty
  - Aesthetics
  - No-rot siding
- New Siding, Soffits, Facia, Gutters and Downspouts
- New Lighting
- Chimney Caps
- Stucco
- Masonry
- Garage Doors
- Color Schemes

**Scope of Project -  
Develop ARC  
Standards for  
Owner  
Responsible  
Elements**

- Front Doors
- Windows/Sliding Glass Doors
- HVAC Enclosures
- Balconies
- Privacy Walls
- Decks/Color Wheel





- EXPOSED BEAMS
- WOOD SIDING
- STUCCO
- STONE CLADDING



- SOFFITS
- WOOD SIDING
- STONE CLADDING



- SOFFITS
- WOOD TRIM BOARD
- STUCCO
- LIGHT FIXTURES
- GARAGE DOORS



- FASCIA
- WOOD TRIM BOARD
- STUCCO
- A/C EQUIPMENT ENCLOSURES



- FASCIA
- WOOD SIDING
- PRIVACY WALLS



- EXPOSED BEAMS
- FASCIA
- SOFFITS
- WOOD SIDING

EXISTING CONDITIONS - EVERYTHING WE ARE LOOKING AT TO REPLACE OR REFINISH

FOUR LAKES VILLAGE

EXISTING CONDITIONS

DRIFTSTUDIO



EXISTING STONE CAP

EXISTING STONE IN FAIR CONDITION



EXISTING STONE TO BE REPAIRED AS NEEDED (E.G. TOP OF COLUMNS TO BE STONE OR CONCRETE CAP)

EXISTING CONDITIONS

\$\$ COST PER S.F.



EXISTING STONE TO REMAIN

OR



EXISTING STONE TO REMAIN WITH NEW WHITE WASH FINISH

MATERIAL REPLACEMENT



HOME WITH A WHITE WASH STONE LOOK, FOR COLOR REFERENCE ONLY

EXAMPLE FOR REFERENCE

FOUR LAKES VILLAGE

MATERIALS - EXISTING STONE

DRIFTSTUDIO



ODD CONDITIONS WITH EXISTING STONE PATTERN

EXISTING STONE IN FAIR CONDITION

EXISTING GROUT IS DETACHING FROM STONE



EXISTING GROUT IS DETACHING FROM STONE

EXISTING CONDITIONS

\$\$ COST PER S.F.



NEW STONE VENEER WITH STONE CAP  
DRY STACKED STONE, BEIGE COLOR

OR



DRY STACKED STONE, GREY COLOR

MATERIAL REPLACEMENT



HOME WITH A DRY STACKED STONE VENEER WITH COLUMN CAPS, FOR REFERENCE

EXAMPLE FOR REFERENCE





ODD EXISTING CONDITIONS



EXISTING CONDITIONS

\$\$ COST PER S.F.



NEW WOOD SIDING  
VERTICAL ORIENTATION, COLOR - TBD  
DELTA MILLWORKS, ACCOYA OR THERMALLY MODIFIED (AS AN OPTION)

#### MATERIAL REPLACEMENT



HOME WITH NEW WOOD SIDING, VERTICAL ORIENTATION

#### EXAMPLE FOR REFERENCE



EXISTING STUCCO IN GOOD / FAIR  
CONDITION

EXISTING WOOD TRIM BOARDS IN FAIR  
CONDITION



EXISTING WOOD TRIM BOARDS, PAINT TO  
MATCH NEW STUCCO COLOR

EXISTING STUCCO, NEW PAINT OR  
REFINISH WITH SAND FINISH TEXTURE, TBD

EXISTING CONDITIONS

\$\$ COST PER S.F.



STUCCO & WINDOW TRIM BOARDS  
COLOR - LIGHT TAN  
DE6227 MUSLIN (AS AN OPTION)



STUCCO & WINDOW TRIM BOARDS  
COLOR - MEDIUM GRAY  
DET626 METALFRINGE (AS AN OPTION)



STUCCO & WINDOW TRIM BOARDS  
COLOR - DARK BROWN  
DE6063 BLACK WALNUT (AS AN OPTION)



STUCCO & WINDOW TRIM BOARDS  
COLOR - WARM GRAY / TAUPE  
DET512 WHALE WATCHING (AS AN OPTION)

#### MATERIAL REPLACEMENT



HOME WITH LIGHTER COLORED STUCCO, VERTICAL WOOD SIDING, AND WITH WHITE  
WINDOW FRAMES, FOR COLOR REFERENCE

EXAMPLE FOR REFERENCE

FOUR LAKES VILLAGE

MATERIALS - STUCCO EXISTING

DRIFTSTUDIO



EXISTING FASCIA, REPLACE WITH NEW FASCIA BOARD AND PAINT DARKER COLOR

EXISTING SOFFITS, NEW STAIN OR REPLACE WITH NEW T&G BOARD, TBD



EXISTING SOFFITS IN FAIR CONDITION

#### EXISTING CONDITIONS

#### \$\$\$ COST PER S.F.



NEW T&G WOOD SOFFITS  
COLOR - CLEAR / NATURAL CEDAR (AS AN OPTION)



FASCIA  
COLOR - DARK BROWN  
DE6063 BLACK WALNUT (AS AN OPTION)

#### MATERIAL REPLACEMENT



HOME WITH DARK BROWN COLORED FASCIA BOARD AND CLEAR T&G CEDAR SOFFITS

#### EXAMPLE FOR REFERENCE





EXISTING SCONCE LIGHT FIXTURE

\$\$ COST PER S.F.



NEW WALL SCONCE LIGHT FIXTURE TO REPLACE EXISTING  
COLOR - BRONZE OR BLACK  
STYLE TBD, OPTIONS SHOWN ABOVE

#### MATERIAL REPLACEMENT



REPLACE EXISTING SCONCE FIXTURE  
WITH NEW LIGHT FIXTURE, MORE OF A  
MODERN LOOK

EXISTING CONDITIONS



HOME WITH CYLINDER WALL SCONCE LIGHT FIXTURES, UP/DOWN OR DOWN ONLY  
MODERN BRONZE OR BLACK

EXAMPLE FOR REFERENCE



EXISTING GARAGE DOORS IN GOOD / FAIR  
CONDITION



REPLACE EXISTING GARAGE DOORS OR  
PAINT / STAIN EXISTING DOORS, TBD

EXISTING CONDITIONS

\$\$ COST PER S.F.



NEW GARAGE DOORS  
PARTIAL WINDOWS W/ SOLID WOOD DOOR  
DARK BROWN DOOR & FRAME COLOR



NEW GARAGE DOORS  
FULL GLASS  
DARK BROWN OR BLACK FRAME COLOR

#### MATERIAL REPLACEMENT



HOME WITH MODERN GLASS GARAGE DOOR AS AN OPTION, FRAME COLOR TO  
MATCH LIGHT FIXTURES AND FASCIA

#### EXAMPLE FOR REFERENCE





- EXISTING EXPOSED TRUSS, SAND AND PAINT OR STAIN
- EXISTING METAL BRACKETS, PAINT TO MATCH FASCIA
- EXISTING EXPOSED ROOF BEAMS, REFINISH



- EXISTING EXPOSED ROOF BEAMS, SAND AND PAINT OR STAIN
- EXISTING METAL BRACKETS, PAINT TO MATCH FASCIA
- EXISTING EXPOSED ROOF BEAMS, REFINISH

EXISTING CONDITIONS

\$\$ COST PER S.F.



CLEAR STAINED BEAMS WITH CEDAR SOFFITS  
CURRENT BEAMS ARE SIMILAR TO THIS LOOK



DARK GRAY STAINED BEAMS (TO MATCH  
WOOD SIDING OR FASCIA AS AN OPTION)  
PAINT HARDWARE BLACK

## MATERIAL REPLACEMENT



HOME WITH CLEAR STAINING EXPOSED BEAMS AND CLEAR T&G SOFFITS, FOR COLOR REFERENCE

EXAMPLE FOR REFERENCE



REPLACE EXISTING RAILING WITH NEW  
THIN PROFILE METAL RAILING

EXISTING BALCONY RAILINGS IN FAIR /  
POOR CONDITION, DATED LOOK



PAINT CONNECTION PLATES DARD  
BROWN TO MATCH

SAND AND REFINISH EXPOSED BEAMS TO  
MATCH, STAIN OR PAINT

EXISTING CONDITIONS

\$\$ COST PER S.F.



NEW BALCONY RAILING - STEEL CABLE OR PENCIL STEEL  
COLOR - MATCH LIGHT FIXTURES AND GARAGE DOORS  
THIN PROFILE TO OPEN VIEW UP

MATERIAL REPLACEMENT



HOME WITH STEEL CABLE HANDRAIL AT BALCONY

EXAMPLE FOR REFERENCE

## Siding Comparison



### Existing

- Old builder grade paneling
- Much needs to be replaced
  - Warping and cracking
  - Won't hold paint
- Repaint every 3 to 4 years
- Antiquated look
- No improvement to property value

### Proposed

- Modern look and material
- Non-rot
- 10-year warranty
- Low/no maintenance
- Improved aesthetics
- Improve property value

## Timing

- Landscape improvements will be paid off by 2027 or sooner
- New roofs anticipated about 2035
- Project will take 1 to 2 years to plan and 2 to 3 years to implement
- Finance options include combination of reserves, assessment, and loan



# Questions



# Owner Open Forum

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- Owners wishing to speak during the owner open forum will be given three minutes each.



# Adjournment

Thanks for coming!