

TVHA Special Board Meeting
April 22, 2026
Pending Approval – posted April 26, 2026

1. **Call to Order.** Meeting called to order by President at 5:35.
2. **Preliminary Matters.** Quorum Established; Motion to approve agenda MSP (unanimous); Motion to approve March 9, 2026, Minutes with minor edits, MSP (unanimous).
3. **Board Members Present.** Virginia Vroegop (Pres.), Gail DeLuke (VP., VMC) Ann Louise Maynard (Treas., Finance Committee), Verba Abbott (Secty.). Not Present: Sue Cross (Member at Large, ARC).
4. **Homeowners Attending.** Pete Porter, Lydia Kelly, Teresa Daugherty, Rich & Carol Durbin, Sharyn Tidwell, Don Abbott, Martin DeLuke, Neil Vroegop, Tom Snelson, Barb & Les Phillips, Mike & A.K. Smiley, Ruth Gibbin Schmitt, Chuck Baumann, Frank Voss, Christina Anagnost.
5. **Community Comment.** An opportunity for comment was offered at the beginning of the meeting. All homeowners present deferred any comment until discussion of items of business.
6. **Old Business.**

A. Budget Proposal.

(1) Ten line items (and corresponding proposed expenses) were identified as not anticipating further discussion: Accounting (\$2,700); Electrical (\$750); Insurance (\$3,960); Ponds and Access Road Maintenance (\$1,760); Grounds Maintenance Contract (\$19,360); VMC Land and Capital Improvement (\$1,500); Office and Postage (\$850); Website (\$865); Emergency Preparedness (\$0); and Board Training (\$0). No board member or homeowner present indicated any comments or concerns with the proposed budget for these line items. MSP (unanimous) to adopt the proposed budget as to these ten line items.

(2) Five line items were identified for additional discussion.

a. Social Expense (\$300). The President noted one homeowner (not present) had objected to any funding for social events. Two members of the board addressed their view the expense was a modest amount, the same as many years prior, and supported the important function of building community. No homeowner present indicated any objection. MSP (one abstention, three in favor) to adopt this proposed line item.

b. Taxes, licenses, fees and permits (\$895). The President noted one homeowner (not present) had objected to paying income tax on interest from the operational account as it should be paid from the account that retained the interest. The President noted that this was not an unreasonable position, though it posed a

minor administrative challenge (determining tax by each of three accounts and making small disbursements from each to operations to pay taxes). For the coming fiscal year, it was not applicable as the tax to be paid in FY 2026-27 is for interest income in FY 2025-26, which was all transferred to the operational account. (The practice of using interest from the interest producing accounts for operations will not continue so the issue should be revisited for the next budget.) No other board member or homeowner present commented on this line item. MSP (unanimous) to adopt this proposed line item.

c. Miscellaneous Rotary Contribution (\$160). The President noted this is essentially a fundraiser as confirmed by prior correspondence from the Rotary Club, though the community benefits by placement of flags at our entrance several times a year. While not opposing keeping this item in the budget, the President noted it was probably not a true operational expense, so could be eliminated. No board member or homeowner present opposed keeping the expense in the budget and several spoke in favor of keeping it. MSP (unanimous) to adopt this proposed line item.

d. Reserve Study Expense (\$1,500). The President noted the statutory requirement for a professional reserve study this coming fiscal year and that one homeowner (not present) agreed it was required but opposed paying the resulting expense fully from the operational budget. That homeowner suggested part be paid from the VMC Land and Capital Improvement line item or the contingency fund. Several questions were asked and answered relating to this expense. No board member or homeowner present opposed keeping the full amount in the budget as proposed. MSP (unanimous) to adopt this proposed line item.

e. Reserve Contribution (\$2,000). The President briefly addressed the community's prior history of reserve contributions and studies, noting the Professional Reserve Study for FY 2024-25 recommended a contribution of \$2,700 to sustain full funding despite finding we were substantially above full funding. The amount proposed is well below the full funding contribution suggested in the FY 2024-25 Professional Reserve Study (\$2,700) and the proposed Proposed Reserve Study for FY 2026-27 (\$2,710). It is slightly above the baseline funding suggested by the latter (\$1,910) and consistent with the Finance Committee's proposal to average contributions plus reserve expenses over a three-year period, lowering our contribution in years in which the cost of the reserve study itself is higher. Adjustments will be made next year based on the result of the next professional study, which will be completed with the benefit of research now being conducted by our volunteer Pond Steward, Pete Porter. Several questions were asked and answered relating to this expense. No board member or homeowner present opposed this line item as proposed. MSP (unanimous) to adopt this proposed line item.

B. Reserve Study. The Proposed Reserve Study for FY 2024-25 was discussed, with several questions being asked and answered. No board member or homeowner present

expressed any concern with or objection to adopting this proposed study. MSP (unanimous) to adopt the Proposed Reserve Study for FY 2024-25. A final proofing will be completed and may be approved by unanimous vote of the Board without a further meeting so long as no substantive changes are made.

C. Annual Meeting Planning.

(1) Annual Meeting Packet. The Board will prepare the annual meeting packet and post (USPS) on or before May 22, 2026. Returned ballots will be kept confidential and counted separately by two pairs of non-board members (volunteers Edie and Chuck Main, Sharon Tidwell and Barb Phillips). A final voting opportunity will be provided at the meeting itself for any who have not already voted.

(2) Format and Timing. With input from homeowners present, it was agreed the meeting would begin at 5:00 p.m. on June 22, 2026. The meeting will include a power point presentation to address accomplishments in FY 2025-26, current status, plans (and challenges) for the coming year, and discussion of the Pond Steward's work. A potluck social will follow with wine and beer provided.

New Business – None

Motion to Adjourn, MSP (unanimous) 6:43 p.m.

Next Board Meeting, June 8, 2026 at 5:30 p.m.

Annual Meeting, June 22, 2026 at 5:00 p.m. (followed by social).

Respectfully Submitted,

Verba Abbott