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## **Courtyard at Angel Street HOA**

### **Owners Meeting Minutes**

**Date:** June 12, 2025

**Time:** 7:00 PM

**Location:** Zoom Video Conference

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#### **1. Call to Order**

The meeting was called to order at approximately 7:02 PM by **Brenda Wagstaff**, Property Manager with **Welch Randall Real Estate**.

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#### **2. Introductions**

Introductions were made, and attendees were welcomed. The following individuals were introduced:

- **Aneshia Swonson**, Board President
  - **Tammy Adams**, Treasurer
  - **Brenda Wagstaff**, Property Manager, Welch Randall Real Estate
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#### **3. Financial Review**

Brenda Wagstaff presented the current financial status of the HOA.

- It was noted that the **reserve account has decreased** due to recent reserve-funded projects.
  - A discussion was held regarding the **need for a dues increase** to cover ongoing and future expenses.
  - A motion was made and approved to **increase monthly dues to \$200.00 beginning August 1, 2025**.
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#### **4. Reserve Study Review**

A **review of the 2024 Reserve Study** was conducted to help owners better understand the purpose and planning involved in reserve funding. Brenda highlighted upcoming needs and the importance of maintaining healthy reserve levels.

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## 5. Board Member Nominations and Elections

Nominations were accepted for additional board members. The following individuals were nominated and elected by majority vote:

- **Dusty Glazier**– Board Member
  - **Rebecca Maxfield** – Board Member
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## 6. Community Park Discussion

Owners and board members discussed the current use of the community park.

- The **board is considering upgrades** to improve the park's usability.
  - A **need for a space for older children to play basketball** was identified.
  - **Safety concerns** were raised about children playing in the roads due to narrow streets.
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## 7. Parking Issues

Ongoing concerns about **cars parking in the street** were discussed.

- Brenda encouraged owners to report violations by emailing [brenda@welchrandall.com](mailto:brenda@welchrandall.com) and to include **pictures** when possible.
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## 8. Landscaping and Xeriscaping

A discussion was held regarding the desire among some owners to move toward **xeriscaping** as a way to **reduce maintenance** and water usage. Further evaluation and planning will be considered.

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## 9. Adjournment

There being no further business, the meeting was adjourned at approximately **7:58 PM**.

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### Submitted by:

Brenda Wagstaff  
Property Manager  
Welch Randall