

Courtyard at Angel Street HOA BOARD MEETING MINUTES

Date: February 11, 2026

Location: Zoom

1. Financial Review

- Operating account balance: **\$9,649.51**
- Reserve accounts total: **\$166,308.20**
- The Board discussed the current budget and the need to continue increasing reserves to meet FHA requirements.
- Brenda will review the budget and provide recommendations regarding any future increase or assessment.
- The Board agreed that regular annual increases should be considered to keep pace with inflation and operating costs.

2. Reserve Funds & Banking

- Discussed moving reserve funds to accounts offering higher interest rates.
- Two Board members will need to complete the necessary banking forms.
- Aneshia will research additional reserve interest options.
- Brenda will coordinate with Patrice at First Community as needed.
- The Board discussed completing the recommended three-year update to the reserve study and obtaining pricing for a Level 3 update.

3. Maintenance & Projects

- Discussed playground mulch, asphalt repairs, tree trimming, and other ongoing maintenance.
- Asphalt bids are still pending.
- The Board agreed to pursue **two leaf cleanups**. Brenda will obtain updated pricing and confirm whether landscaping rates have changed.

4. Insurance

- Brenda provided an update regarding current HOA insurance and recent changes within the HOA insurance market.
- The Association is currently insured through Tricora.

5. Board Officers

The Board confirmed the following officer positions:

- **President:** Aneshia
- **Vice President:** Ross
- **Treasurer:** Tammy
- **Secretary:** Rebecca

Tammy will continue assisting with meeting minutes.

6. Violations & Pet Waste

- Brenda reviewed the importance of consistent enforcement of HOA violations.
- Pet waste concerns were discussed. The area will be monitored during upcoming property inspections.
- The Board briefly discussed possible professional pet waste cleanup services.

7. Owner/Board Portal

- Brenda reviewed the Welch Randall portal and showed Board members where to access Association documents, including budgets, insurance certificates, and meeting minutes.

8. Action Items

- Brenda to review the budget and reserve funding needs.
- Aneshia to research reserve account interest options.
- Brenda to obtain updated leaf cleanup/landscaping pricing.
- Follow up on pending asphalt bids.
- Obtain information/pricing for the reserve study update.