

JAYDAN VILLAGE HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

SEPTEMBER 16, 2025

I. Call to Order

The President of the Board called the meeting to order at 7:05 PM.

II. Introductions

Steve introduced the current members of the board - Steve Dempsey, President; Richard Jackson, Treasurer; Kimberly Pixler, Secretary, and Archie Word. He also introduced Fred, our representative from Riverside Management.

III. Proof of Notice of Meeting

Steve presented a copy of the annual meeting notice mailed out to homeowners earlier this month.

IV. Affirmation of Quorum

13 homeowners or their proxies were in attendance at the annual meeting. A minimum of 22 homeowners or their proxies (30% representation) is needed to reach a quorum. As such, we were unable to conduct official business at this year's annual meeting.

V. Financial Report

Richard provided attendees with a copy of our July 2025 financials. He reported that we used our operating funds to cover all expenses instead of dipping into our reserve funds for larger repairs.

VI. Discussion

- Steve reminded homeowners to submit an architectural request form prior to painting, landscaping, installing solar panels, etc. This process helps us maintain uniformity and keep our property values up.
- Kimberly provided a brief overview of the reserve study and the maintenance the board anticipates addressing next year. While we have not added any funds to our reserve account, we have gained about \$2,000 in interest.
- Richard reported on our National Night Out event in August.
- Steve resigned as President. Kimberly Pixler will serve as President, Stan Urban as Vice President, Richard Jackson as Treasurer, Joie Perry as Secretary, and Archie Word as member-at-large.
- Archie reminded homeowners if they see something, to say something, citing an issue from earlier this month where a sprinkler was stuck on and ran for 20 hours.
- Homeowners discussed construction on Ustick and questioned whether we've received any information from ACHD about widening the road.
- Fred suggested we begin to prepare for the area's expansion, considering adding trees for sound barriers, no U-turn signs, and security cameras at the entrance.

- Richard noted that there were around 8 houses that turned over this year, suggesting we connect with our new neighbors.
- Thanks to Steve for his service to the HOA.

VII. Adjournment

The meeting was adjourned by the President at 7:40 PM.

Minutes submitted by Kimberly Pixler, Secretary