

JAYDAN VILLAGE HOMEOWNERS' ASSOCIATION

SPECIAL MEETING:

Purpose for this special meeting was to obtain homeowner approval for the ACHD voluntary acquisition of HOA common area related to the Ustick Road widening project.

APRIL 13, 2026

I. Call To Order

The President of the Board called the meeting to order at 7:00 PM.

II. Roll Call

- Board Members Present: Kimberly Pixler, President; Stan Urban, Vice President; Richard Jackson, Treasurer; and Joie Ruppert Perry, Secretary, Archie Wood
- Board Members Excused: 0
- Members Present: -- 14 total households

III. New Business

- ACHD Offer Letter
 - o Kimberly discussed the ACHD acquisition and what property it's impacting.
 - o Joie confirmed that the land cost at \$31/square foot is competitive. Discussed the subdivision signs, trees, landscaping, sprinklers and lighting. All confirmed on Right of Way plans.
 - o Kimberly emailed ACHD ROW Agent, Rene Jayco, with a request to raise the Fee take to 60% in lieu of 50% and the Permanent Easement from 40% to 50%. Also suggesting a comment be added to the Compensation regarding the subdivision entrance during construction and also to reiterate the fact that ACHD will pay for any damages caused during construction.
 - o Stan collected 16 proxies from property owners.
 - o Thoughts on what to do with the additional funds from acquisition.
 - o Trudy Jackson made a motion to move forward with the vote to allow the Board to negotiate and sign ACHD contract documents.
 - o The motion passed with a majority of votes cast, authorizing the Board to negotiate and execute the ACHD contract documents.
 - o A quorum of the association membership was present, with 14 households represented in person and 16 proxies submitted satisfying the 30% quorum requirement.
- Other
 - o Discussed the possibility of HOA dues increase. Will revisit at annual meeting in September.
 - o Rich updated everyone on the subdivision planned for the West of Jaydan Village.

IV. Adjournment

The meeting was adjourned by the President at 7:35 PM.

Minutes submitted by Joie Ruppert Perry, Secretary