

JAYDAN VILLAGE HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

SEPTEMBER 15, 2026

I. Call to Order

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

II. Introductions

Kimberly introduced the current members of the board - Kimberly Pixler, President; Stan Urban, Vice President; Richard Jackson, Treasurer; and Casey Hedrick. She also introduced Fred, our representative from Riverside Management.

III. Proof of Notice of Meeting

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

IV. Affirmation of Quorum

17 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 an overview of our current financials.

VI. Discussion

- Kimberly read the minutes of the Special Meeting held on April 13, 2026.
- Kimberly provided a brief update on the ACHD property acquisition. We will receive a total compensation of \$167,941.03. These funds must be used to the benefit of the HOA as a whole and not as kickbacks to individual homeowners. We will also have to pay income tax on this amount.
- Homeowners shared ideas for community maintenance and/or improvement, including:
 - Pest control - the Board contracted with a pest control company earlier this summer for spiders, wasps, and rodents in our pool area.
 - Replastering the pool - the Board is currently seeking bids on this project.
 - Renovating the walkway landscaping - the Board is currently seeking bids on this project.
 - Adding a community garden, perhaps as some planter boxes in the walkway.
 - Developing the grassy common area along Moonlake Dr, perhaps adding a pickleball court or playground equipment.
 - Installing dog waste stations.
- Several homeowners expressed concerns over the commercial trailers frequently parked at the corner of Elisha and Fairborough. The Board will review these concerns and take prompt action, including

contacting the relevant homeowner, reviewing the CC&Rs and city code, and contacting the fire marshal regarding painting the curbing by the fire hydrant.

VII. Adjournment

The meeting was adjourned by the President at 8:02 PM.

Minutes submitted by Kimberly Pixler, President