



Board of Directors Meeting
January 14th, 2026 @ 12:00 pm
Kendall Yards Welcome Center
MINUTES

Attendance: Wende Wilber, Jennifer Fairbairn, Robert Douthitt, Troy Kasper, Joe Frank Vaughn Dieter, Melanie Duffield, Wayne Leitner

1. Call to Order: 12:00 PM
2. Open Homeowner Forum
 - a. Wayne asked for a questions and answer meeting prior to the budget approval meeting.
3. Approve/Review
 - a. Review Financial Reports through 11/2025 : No discussion or questions. Financial reports approved unanimously.
4. New Business
 - a. Landscaping Requests: Street trees and median concerns discussed. Street Tree care and replacements are part of the existing budget. In terms of the median landscaping concerns any member can propose an improvement project, but at this time there was not a complete proposal made so no action was taken. The board is open to considering a complete proposal, from this concerned member, on this topic for future approval.
 - b. Suggested Website Edits: No action taken. Bob and Joe to review under a separate meeting.
 - c. 2026 Day Rental Applications: 1 application reviewed with unanimous approval conditioned on a renewed city permit, once the current permit expires mid year.

- d. Suggested Revisions to the Daily Rental Documents: This topic was tabled. Bob and Joe to review in a separate meeting and to come back to the board with a updated document to vote on.
5. Old Business
 - a. Winter Glow Fest Re-Cap: Melanie Duffield supplied the board with a quick recap and asked for permission to submit a survey to the HOA residents. This request was unanimously approved.
6. Adjournment: 1:14PM
7. Next meeting – April 15th