



Board of Directors Meeting October 22nd, 2025
@ 12:00 pm Kendall Yards Welcome Center
Minutes

Attendance: Wende Wilbur, Michael Fahy, Robert Douthitt, Troy Kasper, Vaughn Dieter, Melanie Duffield

1. Call to Order: 12:01 PM
2. Review Financial Reports through 9/2025: Approved by unanimous vote
3. Approve minutes from 6/24/25: Approved by unanimous vote via email
4. Ratify Decisions made by Unanimous Consent:
 - a. None
5. New Business
 - a. 2026 Budget
 - No price increase from landscaping vendor
 - 26 Lawn mows included in the budget
 - Changed from 4 to 3 lawn fertilizations
 - Decided to include fugus spray for street side lawn planter strips.
 - Discussed adjusting irrigation timers based on time of year. RPM does this currently, but getting timely member feedback on this item is very helpful.
 - Board discussed trying to reduce postage by getting more members to sign up for email communications. Board discussed drafting an email to the members to encourage them to sign up for email communications.
 - Board discussed supporting Night Market and other community events. The board was very positive about supporting these activities as we believe it supports property values and security by bringing more eyes to the community.
 - Discussed capital expense for asphalt sealing.
 - Budget will be reviewed and approved over email after updates made.
6. Old Business
 - a. Olmstead Park Usage: Troy has continued to monitor park usage, and no major concerns have been seen. Troy continues to interact positively with groups using the park and will bring any concerns back to the board.
 - b. HOA Party Recap: Board discussed the idea of the HOA party being coupled with one of the

Olmsted Green Music event.

- c. Short Term / Day Rental Verbiage: The board discussed this topic, but no action was taken during the meeting.

7. Open Forum: No open forum topics

8. Adjournment: 1:35PM