

Minutes from the Annual HOA Meeting on September 12, 2026

1. The meeting was opened at 10:09 am by Karen Fleck, Board President.
2. Each of the four Board members introduced themselves. Tom Haug was introduced as a new member of the neighborhood, having moved into 317 Lightship Lane two years ago.
3. George Jorgensen and Lisa Murakami, both people running for the Board introduced themselves, giving their brief backgrounds to those attending the meeting.
4. A quorum was reached. 17 households were in attendance with 5 additional proxies naming individuals. An additional 34 proxies were submitted, naming the Board of Directors either prior to or at the meeting for a total of 56 households voting.
5. Board VP Beth Wells called for a motion to approve the 2025 Annual Meeting minutes. It was motioned and seconded. The motion was approved.
6. Board Treasurer, Larry Firment, presented the budget for next year, along with an explanation of this year's expenses. Next year's budget reflects our recurring expenses inflated by 10%. The big items we had this year are repeating the Capital Reserve Study and we spent money cutting back swale plants (item 7 in last year's Meeting Minutes). We've contracted some work on retention pond repair, and we've added an item for swale maintenance.

Based on assumptions we used in the past and the same consultant, we would need \$54 from each household, not the \$34 needed last year for contributions to the Capital Reserve. The consultant also recommended taking the money sitting in our checking account and putting it into a CD. We followed his recommendation, making enough in interest that we didn't have to raise the contribution to the Capital Reserve, so it remains at \$34.

Larry Firment called for a motion to approve the 2027 budget. It was motioned and seconded. The budget was approved.

7. Karen Potocki announced the results of the election. We had 22 ballots filled out here (17 households + 5 households who named proxies to vote for them) and 34 proxies naming the Board. George Jorgensen received 54 votes, and Lisa Murakami received 53 votes. There were no “NO” votes. Congratulations to our new Board members.
8. Karen Fleck and Beth Wells discussed Storm Water Maintenance. We have several catchment basins; we have the bioretention swales, the tax ditches and the bioretention ponds. All the water flows into the marsh and into the wetlands. We have seen flooding, and we just want to make sure our homes are safe. The Board has taken a firm position on what can and cannot be planted in the swales. We are trying to protect the pipe that runs down the center. If that breaks it will be very expensive to fix. So, please do not plant ANY trees in the swale or in the 15’ water easement that goes from your property line out 15’. There is a list on the website that has recommended plants for your swale.

The HOA goes into the swales and sprays the weeds and then puts a layer of mulch down. If a tree falls, it is the homeowner’s responsibility. The HOA is responsible for cutting down volunteer trees. The HOA is responsible for checking the ports (white boxes in the swale behind your house) annually to ensure that water flows properly. Water within the swale should drain within 48 hours. If it does not, please contact the HOA. We would have to contract with someone to have the pipe cleared or repaired. Additionally, the pond has two deep areas dug called forebays. These exist to filter out any sediment from water before going into the marsh. There is a possibility that some time in the future they may need to be dredged. Currently, they’re in good condition.

9. The Board asked for concerns. None were the HOA’s responsibility, but we discussed speeding, installation of Glo-Fiber, cracks in the road caused by Chesapeake, whether the New Road bridge was going to be built (postponed indefinitely).
10. The meeting was adjourned at 10:42 am by Beth Wells.

