

Lily Lake Property Owners Association, Inc.
Board of Directors Meeting
September 2, 2026

Roll Call: Sam Hodges, President, Jerry Gallo, Vice President, Dave Fulmer, Director at Large, Teresa Simpson, Secretary

Call to Order: Sam Hodges called the meeting to order at 1:00 p.m.

Minutes from Previous Meeting: Motion to waive the minutes from the last meeting was made and seconded. All voted in favor.

Old Business:

- HOA Start Website/App – this is a work in progress, giving each property owner more information regarding Lily Lake. This is hoped to be in operation in October. This would include being able to pay dues online (with a fee) when this is working.
- Compound Work - this work has now been completed. \$70,600 was the proposal the actual cost was \$72,005. We saved several hundred dollars because of the several loads of millings used from the street work.
- Street Sealing – this is also complete \$64,962 proposed, actual cost was \$64,962 was what was spent.

New Business:

- Cameras for Compound/Dog Park Area - The board is proposing cameras placed in the compound area as a safety issue. Proposal is: \$19 a month for four cameras - \$699 a year. If this doesn't work; we will look at other options. A motion was made to accept these proposals. It was seconded and the motion carried.
- Weed Letters - have been sent out, 46 weed letters have been sent regarding poor management of properties as far as weeds go. Everyone is treated the same; this is not acceptable. We want to keep our properties looking good, so please heed these warnings.
- Garbage Contract - this is under review currently.
- Clubhouse Inspection & Work Needed – our insurance company has done a full inspection of the Clubhouse, including the roof. The roof is 25 years old and there needs to be a replacement for screws, rusty flashings, \$7,851. A motion was made to accept this proposal. It was seconded and carried unanimously.

Construction Forms/Requests:

- 463 Par Drive – garage
- 208 Big Pine Ave S - shed
- 394 Pine Loop - shed
- 178 Lily Creek Way – driveway improvement
- 399 Pine Loop – plant bed border

Financials:

Current balances in accounts: Checking \$83,104.99, Savings \$872,622.82 & Activities \$31,233.23. Past due maintenance fees \$14,179.59.

Sam commented that maintenance dues are due twice a year, so they can get into the office on time. Several dues were late and some have not been paid yet.

There was a motion to adjourn the meeting at 1:14 p.m. It was seconded and carried.

Questions from the floor followed.

Respectfully Submitted,

Teresa Simpson
Board Secretary