

Lily Lake Property Owners Association, Inc.
Board of Directors Meeting
October 13, 2026

Roll Call: Sam Hodges, Jerry Gallo, Chasity Carpenter, Teresa Simpson, Dave Fulmer

Call to Order: The meeting was called to order by Sam Hodges at 1:00 p.m.

Minutes from last meeting (September 2) were read by Teresa Simpson, board secretary. There were no additions or changes to the minutes and there was a motion to accept. It was seconded and it carries.

Old Business:

- The HOA Start Website/App was presented by Teresa Simpson, introducing the site (www.lilylakecommunity.com) and outlining how to log on and navigate the site. It was noted that all residents must have an email to sign in on the site.
- Cameras for the Compound and Dog Park at Gate 2. This is up and running smoothly. They are also at the back gate where the garbage cans are. It is hoped we can adjust them and move them in the right areas (such as the front dog walk). So far everything is working well.
- The Clubhouse roof work is completed. The original estimate that we had was a few months old; the new estimate came in higher, but this had to be addressed because of the requirement of our insurance company.

New Business:

- Garbage Contracts – explained that we had two bids [WM and Republic Services] with one being considerably higher. The bid we chose was with Republic Services: [Four 8-yd containers (in season) \$1,588.00; Two 8 yd containers (off season) \$800.00; 30 yd. roll-off container for yard waste \$325 haul rate + \$64 per ton rate] A motion was made to accept Republic Services; it was seconded and the vote carried.
- Curbs – the curbs in front of the Clubhouse are busted and in bad shape. Estimates to replace the curbs were obtained from Bee Ware Curb N Scape and Custom Edge Landscaping. A motion to accept Curb N Scape for \$1,170.00 was made; it was seconded and the vote carried.
- Signs and house numbers. Houses are not properly identified in Lily Lake. House numbers need to be visible at all times; please make sure this is taken care of.
- Lake Doctor's Contract: these are the folk who care for our lakes. It was \$368 a month, raised to \$380 a month. Motion made to accept this bid and it was seconded; the vote was accepted.
- Cleaning Contract – We had three bids for cleaning services. Sweet Southern Cleaning: they will clean every week on a month-to-month basis; not a yearly contract. This will

run a little over \$700 a year more than Jani-King, who did not satisfactorily do the job. The Board has agreed that the cleaning services need to change because we've been paying for a service that has not been done effectively. A motion was made to accept Sweet Southern Cleaning. It was seconded. All were in unison.

- Updating violation amendments. We have several properties that are not kept well; our attorney will be writing up new violation amendments to make sure properties in Lily Lake are taken care of in the right way.
- Office Depot Business Program: \$49 a year and percentages off cartridges and other office supplies. A motion made to accept the Office Depot Business Program; it was seconded. The vote carried.
- Office Manager Salary Approval; Our office manager currently earns \$18 an hour; after her three-month evaluation, it was agreed that an increase to \$20 an hour was in order. It was agreed that Cassie is an asset to our community. The Board motioned that her salary increase be accepted. It was seconded; the vote carried collectively.
- Gate repairs. Our gates are in poor shape, especially Gate 2. The parts are obsolete now, so there needs to be a complete swing gate overhaul. The overall cost is \$9,900 with a possible reduction of \$700 if a communication cable can be run under the road to the secondary operator. It was motioned that we move forward with this repair and it was seconded. The vote carried.

At this point, Sam said that money had been donated to the POA to cover expenses such as this one, and that the gate repair would be paid for with this donation. There was a grateful applause from those in attendance at the meeting.

Construction Modification requests:

- 690 Sandwedge – for construction of a garage
- 654 Village – adding pavers to the property

A motion was made to accept both of these ARC forms; it was seconded; the vote carried.

Financials:

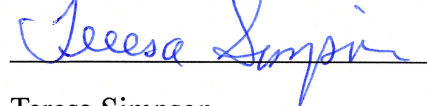
- Balances as of today:
 - Checking Resort: \$119,810.61
 - Checking Activities: \$31,648.95
 - Sweep Account & Savings Account: \$774,954.83
- Past Due Maintenance Fees: \$14,168.00 (These past dues have been forwarded to legal counsel for collection and some cases are in the foreclosure process.)
- Extraordinary Expenses this quarter: July – September 2026
 - Check #9499 7/1/2026 – Stryker Land Management: \$32,812.50 – Compound

- Check #9500 7/17/2026 – Stryker Land Management \$37,687.50 Compound
- Check #21001 6/23/2026 – AAA Top Quality Asphalt \$64,962.93 (Two jobs; Paving Lily Creek Way & Phase 1 & 2 Sealing)
- Check #9501 RIG Roofing & Construction \$3,973.93
- AutoPay Credit Card Services: \$1,946.54 – a larger amount than normal amount purchased extra for compound signs, etc.

Sam urged folk to please don't wait until the middle of December to send your dues in because they may not get here in time. Dues need to be turned in on time.

With no further business the meeting was motioned for adjournment and seconded at 1:30 p.m.

Respectfully submitted,



Teresa Simpson
Board Secretary