



**BOARD OF DIRECTORS MEETING
Tuesday February 10, 2026 @ 6:30 PM
AGENDA**

	PAGE
6:30 PM	
CALL TO ORDER	
6:31 PM – 6:32 PM	
EXPLANATION OF VIRTUAL MEETING PROTOCOL (CAMP)	
6:33 PM – 6:34 PM	
I. APPROVAL OF AGENDA	9-10
6:35 PM – 6:37 PM	
II. APPROVAL OF MINUTES [TAB A]	11-26
A. January 13, 2026 Board Meeting Minutes	
6:38 PM – 6:53 PM	
III. COMMITTEE REPORTS AND MINUTES [TAB B]	27-48
A. Budget & Finance Committee - Treasurer's/Financial Report	
B. Community Access Committee - Gate Incident Report	
C. Social Committee	
D. Facilities Committee	
6:54 PM – 7:00 PM	
IV. BOARD INFORMATION & DISCUSSION [TAB C]	
A. Management Report	49-55
B. Covenants Report	49-55
7:01 PM – 7:04 PM	
V. CONSENT AGENDA [TAB D]	
A. Maturing CDs	56-77
B. Fox Turn Resident Lane Swing Gate Operator	56-77

7:05 PM – 7:15 PM

VI. BOARD DECISIONS [TAB E]

NEW BUSINESS

- | | |
|---|--------------|
| A. Board Orientation Date on 3-3-26 | 78-84 |
| B. Temporary Authorization for the Budget and Finance Committee | 78-84 |
| C. Maturing CDS – March and April 2026 | 78-84 |

7:11 PM – 7:31 PM

VII. RESIDENT OPEN FORUM (limit to 2 minutes per household)

7:32 PM – 7:52 PM

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|--|---------------|
| VIII. EXECUTIVE SESSION [TAB F] (for purposes of consulting with legal counsel, contract negotiations, discussing rule violations <i>and discussing delinquencies</i>) | 85-189 |
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1. Motion – To enter Executive Session

7:53 PM

IX. ADJOURN

Next Town Hall/Board Meeting: **March 10, 2026**