



**BOARD OF DIRECTORS MEETING AGENDA
Tuesday December 9, 2025 @ 6:30 PM**

	PAGE
6:30 PM	
I. CALL TO ORDER	
6:31 PM – 6:32 PM	
II. EXPLANATION OF VIRTUAL MEETING PROTOCOL (CAMP)	
6:33 PM – 6:34 PM	
III. APPROVAL OF AGENDA	3-4
6:35 PM – 6:37 PM	
IV. APPROVAL OF MINUTES [TAB A]	11-26
A. November 12, 2025, Board Meeting Minutes	
6:38 PM – 7:00 PM	
V. LOCUST HILL DEVELOPMENT UPDATE [TAB B]	27-32
7:01 PM – 7:16 PM	
VI. COMMITTEE REPORTS AND MINUTES [TAB C]	
A. Budget & Finance Committee	33-37
B. Community Access Committee	38-42
C. Social Committee	43-45
7:17 PM – 7:29 PM	
VII. BOARD INFORMATION & DISCUSSION [TAB D]	
A. Management Report	46-47
B. Treasurer's/Financial Report	48-59
C. Covenants Report	60-64
7:30 PM – 7:35 PM	
VIII. CONSENT AGENDA DECISIONS [TAB E]	
A. Little Library Installation 11-19-25	65-74
B. Premier Pool Shrink Wrapping Approval 11-19-25	65-74
C. DMV Gates Repair/Replacement Quotes 11-19-25	65-74
D. 2026 Budget Amendments Approval 11-16-25	65-74
7:36 PM – 7:50 PM	
IX. BOARD DECISIONS [TAB F]	
OLD BUSINESS	
A. Motion – Winterization Additional Proposals	75-77

NEW BUSINESS

- B. Motion – Weisman Electric Co. Est.#44651410 (AC Outlets/Call Box Power) **78-81**
- C. Motion – Community Access Speed Bumps **82-86**
- D. Motion – Morgan Stanley CD Maturity 12-30-25 and 1-16-26 **33-37**
- E. Motion – 2026 Comprehensive Reserve Study Recommended Timeline **33-37**
- F. Motion – Estimate for Fox Turn Pedestrian Gate System Replacement **87-90**
- G. Motion – Landscaping RFP **91-94**

7:51 PM – 8:11 PM

- X. RESIDENT OPEN FORUM** (limit to 2 minutes per household)

8:12 PM – 8:30 PM

- XI. EXECUTIVE SESSION [TAB G]** (for purposes of consulting with legal counsel, contract negotiations, discussing rule violations *and discussing delinquencies*) **95-168**

- A. Report on Actions Ratified in Executive Session 11-12-25
- B. Motion – To enter Executive Session

8:31 PM

- XII. ADJOURN**

- A. Next Board Meeting: **January 13, 2026**