

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | June 23, 2026 | Open Session | Zoom

Present

Mark Reynders, President	Term Expires 2026
Don Golde, Treasurer/Secretary	Term Expires 2027
David Jones, Director	Term Expires 2027
Mike Rothman, Director	Term Expires 2027

Absent

Open Seat	Term Expires 2025
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Also Present

Jeff Gollihar, CCAM; Community Association Manager with Community One Property Management.

Call to Order

It was **MSC** to call the Board of Directors Meeting was called to order at 6:01 PM.

Minutes

It was **MSC** to approve the May 5th, May 26th and June 10th meeting minutes as presented.

Financials

The Board reviewed the May 2026 Financials as prepared by HOA Accounting Services.

Open Issues/Items from Prior Meeting(s)

- a. Mesh Screen Vents: This topic was discussed but no action was taken at this time.
- b. Fences & Gates: It was MSC to approve the cost of \$2,600.00 for gate repair and painting by Under Pressure Cleaning and Maintenance.
- c. Property Insurance: This topic was discussed but was still in the proposal process.
- d. Community Voting Items
 - a. Larger Reserve Options – Special Assessment: It was MSC to approve a Special Assessment vote by the Membership for \$2,500,000.00. This amount will go to the membership for a vote and is to be paid over 4 years. As scheduled: 2027: \$6,377.00, 2028: \$6,377.00, 2029: \$6,377.00 & 2030: \$6,377.00
 - b. CC&R Change: Property Insurance: This topic was tabled at this time.
 - c. CC&R Change: Rental Restrictors: This topic was tabled at this time
 - d. CC&R Change: General – Review & Approve: : This topic was tabled at this time.

New Action Item(s)

a. Policy Review from Legal, Approve 7 Next Steps before Adoption

- a. Communications:** It was MSC to approve this policy to be published for 28-day review and comment period.
- b. Anti-Harassment:** It was MSC to approve this policy to be published for 28-day review and comment period.
- c. Collections:** It was MSC to approve this policy to be published for 28-day review and comment period.
- d. Enforcement:** It was MSC to approve this policy to be published for 28-day review and comment period.

b. Fiber Optic Internet: This topic was discussed. A Board Member got Fiber at his home without any issues. Will obtain information and update.

c. Committee Formation; Nomination Committee: It was MSC to form a Nomination Committee. Members who were presented stepped forward are Don and Mike.

d. Contract Review – Community One: It was MSC to renew the contract with Management for another year at the same cost per month.

Open Forum

There were fifteen (15) owners on the call; various topics were discussed.

Adjourn

Being that there was no further business to discuss the Board of Directors meeting was adjourned to Executive Session at 7:07 PM.

Executive Session Notation: An Executive Session was held from 7:07 PM to 7:27 PM to discuss legal issues within the Association.

By signing below, I hereby state that the above is true and factual

Secretary/Board Member

Date