

RESERVE 8th PLAT HOA

Board Meeting Minutes

January 20, 2026

Call to Order: The meeting was called to order at approximately **6:00 PM**.

Attendance

Board Members Present:

- Lena DeGrado
- Kathleen Fox
- Mary Jo Gerrity
- Rae Kellen
- Conor Rock

Homeowners / Guests Present:

- Susan Brandt
- Angie Busch
- Michael Overton

Secretary Report – Kathleen Fox

- Previous meeting minutes were approved and posted on **eNeighbors**.

Financial Report – Lena DeGrado

- Reviewed monthly financial “one-pager” and YTD/2026 summary.
- Questions and comments were addressed.
- **Note:** An error occurred during PDF conversion for printing; corrected documents will be posted on eNeighbors as soon as possible.
- Lena will request additional bank recommendations from **CAM** to pursue financing for 2026 capital improvements (concrete driveway and rooftops).
- Lena and Kathleen will proceed with securing a loan.

Capital Improvements & Maintenance Updates

Roofing:

- Two roofing companies inspected all nine (9) buildings and submitted quotes.
- Recommendation: Replace six (6) roofs and make necessary repairs on three (3).
- A homeowner inquired which buildings would require full roof replacement:
 - 23403–23415 W 89th Terrace
 - 23419–23435 W 89th Terrace
 - 8867–8875 Inkster
 - 8872–8884 Findley
 - 8920–8936 Inkster
 - 8940–8952 Inkster
- The Board will seek a third inspection/quote. **Lena and Conor** will coordinate.

Concrete Driveway:

- Existing quotes for replacement of the common driveway have expired.
- New quotes will be requested, potentially after financing is secured.

Sprinkler Room Inspections:

- Positive feedback was shared regarding the professionalism of **CINTAS**.
- Final repair was completed on **January 9, 2026** at 8872 Findley.
- Lena will verify room labeling.
- It was confirmed that heaters are turned on in all sprinkler rooms.

Unfinished Business

- Formation of sub-committees was discussed. Due to the small size of the community, this may not be practical. Topic will be revisited if there is increased interest. In the interim the Board encourages all homeowners to attend bi-monthly meetings for input and support.
- **New Neighbor Community Packets:**
 - Kathleen will contact Shannon to request existing files.
 - Lena will ask CAM if a packet is currently on file.

New Business & Homeowner Open Forum

- The annual Pool/Amenities invoice from **MAK** is expected this month.
- Homeowners will be notified, and special assessment invoices will be issued.
- A homeowner asked about a replacement parking sign; Lena may have one available.

Upcoming Board Meetings

- **Tuesday, February 17, 2026 – 6:00 PM** (Board Only)
- **Tuesday, March 17, 2026 – 6:00 PM** (All Homeowners)

Meetings will generally be held on the **third Tuesday of each month at 6:00 PM**, unless otherwise announced and posted on eNeighbors.

Adjournment

The meeting adjourned at **6:40 PM**.

Submitted for Board Review:

January 21, 2026