

Dilasha Acres

Annual Meeting

Saturday, October 25, 2025

Meeting was called to order at 2:01 P.M.

A quorum was present for the meeting with 5 members in attendance.

New Business:

Michael discussed the need for a new secretary to replace Paul, who is retiring after serving in that role for years. The group reviewed the process for nominating and electing board members, with Dawn emphasizing the importance of following state law and maintaining a legal process due to potential challenges.

Old Business (2025):

The board discussed irrigation system repairs, with Michael reporting that several drain valves were replaced across multiple properties at a total cost of approximately \$3,000. Dawn clarified that these repairs would be considered an expense in the budget and cash flow. The board also addressed concerns about enforcement and violations, with Dawn explaining that violation decisions must remain confidential between the board and the affected homeowner and warned that releasing such information to the membership would be illegal and potentially lead to lawsuits. Dawn and HOA attorney Andrew Teske had a meeting surrounding the Board's concerns of homeowners demanding information and processes that could potentially harm the HOA and its members. They also reviewed meeting minutes to ensure only legally appropriate information would be documented and emphasized that the board should stand by their legal actions regarding violations.

Election of Board Members:

After discussion, Paul decided to stay on as the Secretary. All Board members decided to remain. A vote was taken and the Board was reconfirmed for 2026.

Time Markley – President

Paul Leppink – Secretary

Ed Talbot, Mike Akens, Mike Knowles – Members At Large

2026 Budget and Policies:

The board meeting covered several key topics, including the distribution of violation notices, confirmation of board members for the upcoming year, and approval of the 2026 budget. Michael inquired about the reserve fund requirements, and Dawn explained that while there isn't a set amount, the association is in good shape. The board also discussed potential irrigation issues and damage from four-wheeler tracks in the open space, agreeing to assess the situation in the spring. The conversation ended with the budget being approved by all present members. Dues were increased to \$600 per year to meet inflation.

Discussion:

The Board discussed sending a letter to two homeowners adjoining the HOA that also share in the same irrigation system. The Board would like to propose to them that they pay a nominal fee of \$200 each to participate in the headgate cleaning and maintenance. A decision was made for Dawn to send the letters next week.

Meeting was adjourned at 2:40 P.M.