

1. Open Meeting

- a. Proof of Notice – We have a quorum, and the meeting was called to order at 7:00 PM. The meeting was virtual with the following BOD in attendance – John Hester, Joy Tapper, Camelle Roberts, Tom Krystyn, Bonnie Sevier, Haley Stephen, and Natalie Lazzara. Homeowners present - Lisa Lolly, Rosanne Clementi, Barbara Krause, Rita Syzmanski, and Mack Ogren
- b. Minutes from previous meeting – No corrections or comments. Minutes accepted.
- c. Treasurer’s Report – Given by Natalie Lazzara

Colony Oaks HOA

Financial Summary Report –

The major expense for July was the Insurance Renewal of approximately \$7,000.00 with the budget at \$6,800.00.

Month: July, 2025

	Revenue		Expenses	
	Actual	Budget	Actual	Budget
Month	\$ 21,350.00	\$ 19,800.00	\$ 24,841.24	\$ 19,800.00
Y-T-D	\$ 136,250.35	\$ 118,800.00	\$ 140,609.79	\$ 118,800.00
		Variance	(\$ 5,041.24)	

Cash Position

Operating Fund	\$ 32,426.73
Reserve Fund	\$ 174,836.10
Total	\$207,262.83

2. Manager's Report – There is no one in collections or outstanding legal actions.
 - a. The pressure washing is complete and exposed wood rot on several units. Chris will walk the community with Jorge to identify areas that need to be repaired.
 - b. Chris will work with Jorge to continue cleaning rust off the units and walls.
 - c. Chris will have the rust removed from the wall at 5220 S Russell.
 - d. Chris will ask Jorge to repair the stairs on Paul's unit.
 - e. Landscaping – The vines planted on the wall at 5220 S Russell are being cut back by the law service. Joy is waiting to hear from Jordan on how to protect the vines when they are replanted.
3. Old Business –
 - a. Pavers need to be leveled in several areas and pose trip hazards. Chris received a quote for the paver repairs. The board voted to repair the pavers around the conservation area first. The estimate for the conservation repairs is \$2,989. This area possesses the greatest risk of a trip and fall.
 - i. Additional paver repairs will be discussed at September's HOA meeting when we know the HOA's financial position.
 - b. Pool – The pool coating is flaking and needs to be recoated. Chris obtained a quote from Artistic Pools to repair the pool. The estimate was \$22,140. The board requested 2 additional quotes before voting on the repairs.
 - c. The Ogren's awning is expected to be installed within the next two weeks. After the installation, Mack will share the specs of the awning for future unit owners to use to maintain consistency in design.
 - d. Shingle repair payments were listed incorrectly as credits. Chris will have this corrected .
4. Meeting Adjourned at 7:41