

HUNTER'S SQUARE AT CEDAR CREST COMMONS CONDOMINIUMS  
BOARD OF DIRECTORS MEETING  
Meeting Minutes  
March 17, 2026

I. Call to order

Management called to order the regular meeting of the Hunters Square Board of Directors at 7:03 p.m. on March 17, 2026, via Zoom conference call.

II. Board Members Attending

Board Members: Romina Peinado Wagner, Lori Foster, and Nancy Creel. Suzanne Allen, absent.

Burke Management Group: Robbie Terrant and Joyce Mullins.

Residents and Guests: Michael Youlen, John Miller, and Jackie Schaar.

III. Open Forum - Open Forum held.

IV. Community Police Report

Michael Youlen presented his report for February 17, 2026, to present.

V. Approval of the February 17, 2026, Minutes

The minutes of the February 17, 2026, Board meeting was reviewed previously by email.

Motion to pass the February minutes was made by Romina and seconded by Lori. Motion is passed.

VI. Financial Report

Management and the Board reviewed the February 28, 2026, financial report. The Association operating account balance is \$168,864.46, total investments are \$153,537.05. Total assets are \$334,273.27. Discussion regarding First Citizen Certificate of Deposit which matures on March 23, 2026, delayed until all board members can discuss. Management will advise the Board via email of the current CD rates for the Board to decide how to proceed on that Certificate of Deposit.

VII. Old Business

a) Maintenance/Repairs Update

- Vortex continues to inspect and re-bait all rodent stations as needed.
- Gutter cleaning was completed on March 6, 2026.
- Turner continues to repair/replace lighting throughout the community common areas.
- On February 18, Turner was notified by Management of the approval to paint unit doors (six) Caspian Way (9310 - 102, 201, & 301) and Niki Place (9240 - 102,201; 9260 - 102).
- On February 23, Turner stripped and painted unit doors at 9240 Niki Place, #102 & #201; 9260 Niki Place, #102. The following doors were not painted due to damage: 9310 Caspian Way, #102, #201, #301.
- On February 23, Turner notified Management with pictures of damaged unit doors at 9310 Caspian Way, #102; 9240 Caspian Way, #201; and 9330 Niki Place, #301.

- On February 27, Management received a request to evaluate the unit door for replacement at 9330 Niki Place, #301, which was damaged by the fire department.
- Fauquier Erosion performed special trash pickups as requested by Management.
- On March 10, Old Towne Landscaping removed a shopping cart at the swing area on Caspian Way and cleaned the area around Dumpster 3.
- Turner replaced a broken board at walkway of dumpster on Caspian Way.
- Stair tread was replaced at 9330 Niki Place.

VIII. New Business

- a) Newsletter – Nancy is drafting the community newsletter for May and requested suggestions from the Board and Management for topics to include in the newsletter. Nancy will draft and email the newsletter for review before the April board meeting.

IX. Executive Session

Motion was made by Nancy to adjourn to Executive Session for Aging Report and legal discussion at 7:30 p.m.

X. Open Session

Motion was made by Nancy to return to Open Session at 7:49 p.m.

- XI. Nancy made a motion to deny two reimbursement requests. The motion was seconded by Romina and the motion is passed.

XII. Adjournment

Nancy made a motion to adjourn which was seconded by Lori and the meeting was adjourned at 7:59 p.m.

Minutes submitted by: Nancy Creel, Secretary

Minutes approved by: \_\_\_\_\_