

HUNTER'S SQUARE AT CEDAR CREST COMMONS CONDOMINIUMS
BOARD OF DIRECTORS MEETING

Meeting Minutes

August 18, 2026

I. Hearing

President Suzanne Allen called to order the meeting of the Hunters Square Board of Directors at 7:00 p.m. on August 18, 2026, via Zoom conference call.

Nancy motioned to move to Executive Session to conduct two rules violation hearings at 7:00 p.m. which was seconded by Lori.

Nancy motioned and Romina seconded to return to Open Session at 7:28 p.m.

- i. Hearing 1: Nancy motioned to give the unit owner a requested deadline of September 1, 2026, to correct the violation. If the matter has not been corrected by September 1, 2026, the Association will have the equipment removed and charge the unit owner. Until said expenses are reimbursed to the Association, parking privileges will be suspended for no more than 60 days. Lori seconded and the motion passed.
- ii. Hearing 2: Suzanne motioned to have Management notify the unit owner of a deadline of August 25, 2026, to remove the equipment. Unit owner, who was absent from hearing, will be notified by regular mail, certified mail, and email. If the matter has not been corrected by August 25, 2026, the Association will have the equipment removed and charge the unit owner. Until said expenses are reimbursed to the Association, parking privileges will be suspended for no more than 60 days. Nancy seconded and the motion passed.

II. Board Members Attending

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

Burke Management Group: Robbie Terrant and Joyce Mullins.

Residents and Guests: Michael Youlen.

III. Open Forum – No Guests for Open Forum this month.

IV. Community Police Report

Michael Youlen presented his report for July 21, 2026, to present.

V. Approval of the July 21, 2026, Minutes

The minutes for the July 21, 2026, Board meeting was reviewed previously by email. Motion to pass the July minutes was made by Suzanne and seconded by Romina. Motion is passed.

VI. Financial Report

Management and the Board reviewed the July 31, 2026, financial report. The Association operating account balance is \$155,667.96, total investments are \$155,091.31. Total assets are \$365,582.04. CD 2801 matures in September 2026. Management will present the current market rates for rollover at the September meeting. CD 7801 will mature in October 2026.

VII. Old Business

a) Maintenance/Repairs Update

- Vortex continues to inspect and re-bait all rodent stations as needed.
- Management continues to regularly perform on-site visits to the community and also troubleshoot any VIZPIN issues.
- Turner continues to repair/replace lighting throughout the community common areas as well as address any reported water leaks.
- Turner repaired a fallen gutter at Building 3.
- Turner inspected roof leak at Building 4 which was then referred to a roof repair company.
- Turner removed and disposed of the soccer goal at the rear of Caspian Way.

b) Nancy made a motion to ratify the Board's vote by email on July 28 not to approve the Architectural Review application for the unit owner at 9200 Niki Place, Unit 301. The motion was seconded by Suzanne.

VIII. New Business

- a) Covered Vehicle – Unit Owner at Building 3 has been deployed over six months and left his vehicle in his reserved parking spot with a cover. Concerns were that it may be towed if tags have expired and how the Association could prevent towing until emergency contact can be reached. Management has spoken with emergency contact and tags are good for another year. It was suggested that any residents in the military should contact management about their vehicle if they are deployed and to assure that Management has an emergency contact on record.

IX. Executive Session

Motion was made by Suzanne to adjourn to Executive Session for Aging Report and legal discussion at 8:11 p.m.

X. Open Session

Motion was made by Suzanne to return to Open Session at 8:14 p.m.

XI. Adjournment

Nancy made a motion to adjourn which was seconded by Suzanne and the meeting was adjourned at 8:14 p.m.

Minutes submitted by: Nancy Creel, Secretary

Minutes approved by: _____