



HTCA BOARD MEETING – 10/6/25

5:30 p.m. at HT Sports Center

Minutes

HOA President Linda Scheve called the meeting to order at 5:34 p.m.

Roll Call All Board Members were present: Linda Scheve (President), Amy Spoede (Vice President and Acting Treasurer), and Dahna Raugh (Director).

Proof of Meeting Notice – Posted and emailed 9/25/2025.

Zoom Attendees at the meeting (not recorded): Travis Spoede, later Jan and Nancy Kaminski, and David Lock.

Handouts provided to members:

- 2026 Proposed Budget

Dahna moved to approve the minutes of the September 8th meeting, Amy seconded, all voted to approve.

Financial Reserve Study and Proposed 2026 Budget -Amy gave a clear and detailed presentation on the 2025 Final Reserve Study, prepared by Robbie Pepper of Facilities Advisors, as well as the Proposed 2026 Budget. She used PowerPoint to support and enhance the presentation.

Amy noted that our reserve contributions have not kept pace with the funding needed for essential building repairs or with inflation. While a moderate funding level of 50% is considered ideal, our current reserve levels have fallen short of that target supported by the 2025 Final Reserve Study.

She also recommended the purchase of reserve study software, which would allow us to perform annual updates in-house, with a professional review every 3–5 years to ensure accuracy and compliance.

To begin to address the reserve account shortfall and meet projected expenses, a 10% increase in HOA dues is planned for 2026. Additionally, the next Board should consider implementing a special assessment to continue funding the repairs identified in the Knott Engineering report. Members were given an opportunity to ask questions or provide comments, and a few Members did.

Dahna made a motion to approve the Budget and Linda 2nd the motion.

Joan Carrico then made a motion to veto the Proposed 2026 Budget, which was seconded by Chris Woehl. Linda recessed the meeting for 15 minutes to allow for the voting process. A member vote was subsequently conducted by written ballot with oversight and review of both Joan Carrico and Linda Scheve.

Linda called the meeting back to order at 6:55 p.m. There were twenty-one members in favor of vetoing the budget and fourteen members were against the veto. Since forty-two veto votes were needed or a majority of all members, the proposed 2026 Budget is considered approved per CCIOA Section 38-33.3-303(4)(a)(II)(A).

ARC Review -Bruce Woehl gave an update on the Architectural Review Committee. He also reminded owners that if you place a nail in the wall outside your door, you will need to submit an ARC form and get approval.

Linda postponed the agenda item for approval consideration of policies until the annual meeting, November 3, 2025.

Linda adjourned the meeting at 6:58 p.m.