

Meeting Agenda

Attendees: HOA Board – Ron Walker, Rachel Walker, Toni Miller, Josh King, Bart Pitchford, TJ Evans. – absent, Ashley Griffin.

Meeting called to order by Josh King, seconded by Ron Walker.

Discussion:

1. Board Vote for Toni Miller to allow back onto the board, motion made by Bart Pitchford, seconded by Josh King, unanimous vote.
2. As of today, the Union Station HOA has \$44,119.08 in our bank account.
3. We discussed trash vendor for our neighborhood. The vendor, N&Out, will be using. The cost will be \$1,800. We have had a great response to this, with over 20 houses wanting to participate.
4. We discussed the issue of the squatters in 161 USD. We have been having regular communication with our attorney on the process to remove them/clean up property. Emails and communications are ongoing. We realize this is an issue for our neighborhood.
5. We discussed a pool rental for our neighborhood for the summer. There are several neighborhoods around us that have a pool. We would like to utilize a rental for a summer day for the neighborhood. We will continue working on this.
6. We discussed a Spring Fling for our neighborhood. We will continue working on our idea.
7. We discussed Josh King's desire to step down as President of the board. The board wishes to thank Josh King for his four years' of service. Josh King has nominated Ron Walker to be the President for the ensuing term. Bart Pitchford seconded, unanimous vote. Josh King has nominated Bart Pitchford as Vice President, TJ Evans seconded, unanimous vote. Bart Pitchford has nominated Toni Miller to officially become a voting board member, seconded by Josh King, unanimous vote.
8. Annual Meeting is scheduled for March 5, 2026. We will hold an in-person meeting at Waterford Clubhouse, with a Facebook Live meeting. Toni has been working on an agenda. We discussed the agenda.
9. We discussed and voted to buy a computer strictly for HOA business. Right now, Toni and Rachel are using their own computers for all business. This will also assist the next board members to have a copy of everything.

10. We discussed the McKay past balance issue that they state we owe. We will reach out to our attorney for a resolution.
11. We will now start charging \$100 administration fee for all real estate transactions that the Board has to respond.
12. Adjournment of meeting. Motion made by Josh King, seconded by TJ Evans. We will discuss next upcoming meeting at a future date and via Messenger.

