The Townes at Bluestone POA | 2026 Annual Meeting of the Owners Minutes
Thursday, November 5, 2026 | 6:00pm
Location: via Zoom Video conference

Board Attendees: Kristy McComb, Kelly Meetze, Jeff Holsinger, and Samy El-Tawab
Board Absentees: None.
Owner Attendees: 36 additional owners present in-person or by proxy
Management Attendees: Bernard Hamann, Sara Pittella, and Jonathan Roy (Rocktown Realty)

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1. **Call Meeting to Order & Establish Quorum:** 6pm, Kristy calls the meeting to order.
    a. Quorum requirement is 25%, which is 33; including Board members, there are 40 homeowners present; quorum has been established.

2. **Proof of notice of Annual Meeting:** All homeowners were notified via SignWell of the Annual Meeting and were provided with a proxy form to fill out and return. Homeowners were also reminded of the meeting via AppFolio.

3. **Review and approve of 2025 Annual Meeting minutes (Tuesday, November 18th, 2025):** Jeff motions to approve minutes as written, Kristy seconds, called to vote; all in favor, none opposed, motion carries.

4. **Financial Review (YTD, October 31st):** Total operating income is $125,903.26, while total operating expenses are $92,307.18.

5. **Manager's Report:**

    a. Parking/Vehicles-
        i. Parking and Visitor space abuse continues to be an issue within the community. Further discussion to be had during New Business.
    b. Speedbumps-
        i. Speedbumps are working as intended.
    c. Landscaping/Snow Removal Vendor-
        i. Board has been presented with a landscaping and snow removal bid from the current vendor for next year; discussion and approval will be further discussed by the Board via email.
    d. Rules & Regulations-
        i. No updates.
    e. ARC Guidelines-
        i. Currently no applications are pending approval.
    f. Retention Pond-
        i. The retention pond has been maintained throughout the year by the landscaper.
    g. Reserve Study-

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i. Bernard presents the 2026 Reserve Study. He explains the purpose of a Reserve Study, which is to help an HOA plan and save for major common-area repairs and replacements, so sudden special assessments can be avoided. It evaluates the condition of shared assets (like roofs, parking lots, mailboxes, etc.) and calculates how much money should be set aside each year to fund future projects on schedule.
ii. The Board will officially vote on whether to officially approve the study via email.

h. Delinquency-
i. No units are above the $1,000 delinquency threshold; however, 6 units are carrying balances over $600. 3 units are owned by the same owner, who has been reminded via email, text, and phone to remit payment as soon as they are able. The other 3 homeowners have also been notified of their balances and were advised to remit payment promptly to avoid legal action being taken in the future.

i. Sales & Occupancy-
i. 8 units have sold in the past year, ranging from $345,000 - $365,000; 380 Tanzanite is currently pending and is listed for just under $350,000. Bernard notes that while home sale values remain strong, sales activity has slowed due to higher interest rates.

6. **Old Business:** None.

7. **New Business:**

a. No Smoking Policy Request-
i. Jamie Lovo sent in a letter and asked for it to be shared with the Board and all owners in attendance, requesting the HOA officially implement a smoke-free community policy.
ii. Hector explains concerns about smoke affecting property values and overall resident health in tight living spaces.
iii. Residents raise concerns about enforcement challenges and the difficulty of implementing rules for existing residents with smoking addictions.
iv. Kristy moves to defer the decision to the next Board meeting for further consideration and discussion.

b. New Parking System Proposal-
i. The board discusses potential enforcement of parking rules, particularly regarding visitor spaces and overflow parking areas.
ii. Most reported complaints involve residents using visitor spots as long-term parking (rather than for actual visitors), with the Visitor spaces on Sapphire and unmarked spots behind Bluestone Hills Drive being problem areas.

DRAFT

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iii. Several board members express concerns about implementing a strict system, with Samy noting that the issue has improved since a fence was installed near Tanzanite Drive.
iv. A few homeowners express an interest in adopting an official parking sticker system, while others are staunchly against it.
v. Samy suggests that warnings and messages to residents about proper use of visitor spaces might be sufficient for now.
vi. The Board decides to table further discussion and decision-making until the next Board meeting.

c. Fire Lane Markings-
i. Sara reports that we have not received any fire lane marking quotes yet, but 4 vendors have been contacted and asked to provide estimates.
ii. Kristy raises a concern about the intersection of Lapis Lane and Blue Stone Hills Drive and suggests the addition of stop markings to improve traffic safety. Sara will contact fire lane marking vendors and ask them to add this into the scope of work estimate.

8. **Board of Directors Elections:** *Per the Bylaws, Board members shall serve for one-year terms and are elected annually; there are currently 4 Board members, and there can be between 3-7.*
a. Samy encourages more homeowners to join the Board of Directors and become involved in their community.
b. Hector Lovo expresses interest in joining Board.
c. Kristy motions to re-elect the Board and to elect Hector, Brett R. seconds, called to vote; all in favor, none opposed, motion carries.

9. **Member Input:**
a. Speedbumps-
i. 2 homeowners express concerns about the current design and height of speedbumps (very tall and very jarring to drive over, even at a very low speed), and inquire about possibility of changing style to wider, lower style bumps. Jeff says he will investigate the cost and feasibility of this and report back later.
ii. Another homeowner proposes adding a speedbump to Sapphire Lane.

10. **Adjournment:** 7:10pm, Kristy motions, Marquis seconds, called to vote; all in favor, none opposed, motion carries.

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