

MOORINGS
ANNUAL HOMEOWNER MEETING
June 23, 2026

I. CALL TO ORDER

The meeting was called to order at 4:00 p.m. via Zoom.

Owners present were:

Unit B – Raymond White

Unit C – Joanne and Ken Wandry

Representing Summit Resort Group was Kevin Lovett.

II. PROOF OF NOTICE

Notice of the meeting was sent May 23rd, 2026

III. DETERMINATION OF QUORUM

With all properties represented in person or by proxy a quorum was confirmed.

IV. APPROVE PREVIOUS MEETING MINUTES

Raymond made a motion to approve the minutes of the 2025 Annual Meeting as presented; Joanne seconded, and the motion carried.

V. TREASURER'S/FINANCIAL REPORT

Association financials were reviewed as follows:

December 2025 (2025 fiscal year end) close financials report \$13,903 in the Operating Account with \$9159 of prepaid dues and \$497 of payables.

April 2026 close financials report \$22,912 in the Operating Account.

The April 2026 Profit and Loss vs Budget reports \$15,354 of actual expenditures vs \$16,279 of budgeted expenditures.

VI. MANAGING AGENT'S REPORT

The following managing agent report items were presented:

Completed Items; were reviewed to include:

- routine maintenance items
- flower bed cleanup, planting
- preventative tree treatments
- plumbing backflow device testing, passed (2025)
- ongoing, Orkin pest control (voles)
- Gutter cleaning and gutter / downspout repairs
- Exterior painting
- Radon mitigation

Pending Item;
-Natural gas lines cap off

VIII. OLD BUSINESS

There were no old business items to discuss.

IX. NEW BUSINESS

The following new business item(s) were discussed:

Lilacs; The trimming of the lilacs was discussed. There are no buds this year. SRG will talk with the tree trimming company to discuss method of trimming and timing in order to have the lilacs bud.

Voles; It was noted that there is vole activity on site. SRG will contact pest control.

Tree by unit A front door; The pine tree by unit A front door is showing signs of stress. SRG will contact the tree company to do a feeding.

Unit sliding screen doors; An Owner inquired as to “who” is responsible for replacement of unit sliding screen doors. Upon review of the Governing Documents, it was noted that each individual unit owner is responsible for the expense to replace their screen door. It was noted that Lowes can help with the replacement.

Moen leak detection / water shut off systems; The Moen leak detection / water shut off system was discussed. It was noted that unit B has installed the Moen system. SRG will check with the HOA insurance company to determine if the premium will decrease if all Owners install the system.

Trash; The agreement with Summit Yacht Club for trash usage was discussed. SRG noted that they are unaware of any anticipated changes to the agreement. It was noted that Moorings granted an easement to Summit Yacht Club for a parking space; this is a revokable easement and can be used as a negotiating tool if necessary.

Building Numbers; The existing building address numbers are brass and are difficult to see. The building numbers will be changed out to black numbers to make more visible.

X. ELECTION OF DIRECTOR

A motion to re-appoint Joanne Wandry and Raymond White to the Board of Directors was made. All were in favor, and the motion carried.

XI. SET NEXT MEETING DATE

The 2027 Annual Meeting will be held Tuesday June 22nd.

XII. ADJOURNMENT

With no further business, the meeting adjourned at 5:05 pm.

Approved: _____