Terra Ridge POA
Annual Meeting Minute
10 October 2026

1. Call to Order at 9:01am
    a. Quorum was confirmed. Introduction of Board Members and community attendees was conducted

2. Approval of 2025 Annual Meeting Minutes
    a. Motioned to approve by Chris McLellan. Seconded by Holly Kalivas

3. President's Report
    a. Doc commented that we finally have some cash reserves available after some years of lower balances due to legal costs and similar
    b. Doc commented in feedback received concerning the north mailboxes, specifically that one cluster has a damaged pedestal. Mentioned that a cursory investigation suggested perhaps $400 to purchase replacement pedestal and perhaps $3000-$4000 to buy replacement cluster box. Cautioned that these figures were based on only a cursory internet search
    c. Community discussion on prior mailbox break-ins. Additional discussion that no mailbox cluster will be completely tamper/break-in proof. Eric commented that community members should consider USPS Informed Delivery email service to monitor mail
    d. Board posed question of potential special assessment to fund replacement. Community generally receptive to repair and perhaps replacement, with several asking how much an assessment might be. Doc commented that because we do have some cash perhaps we can split cost of replacement with existing funds and special assessment
    e. Mark Zamora volunteered to investigate pedestal replacement and full cluster replacement and report back with costs and potentially feedback from USPS
    f. Vote not taken but community comments and Board aligned that funding a pedestal replacement is reasonable. Full replacement should be investigated and discussed further.

4. Treasurer's Financial Report & Budget
    a. Holly Kalivas presented high level budget and financial documents.
    b. Doc commented that although the BOD are not paid positions, small remunerations in the amount of appox $400 per year have been made to Holly due to the amount of time she has spent fixing past problems (HOA registrations, tax filings, etc), as well as ongoing preparation of BOD materials and financial statement. Community presented question on how much remuneration (~$400 annually) so they could understand the financial impact. No concerns were raised. Community attendees voiced support and thanks for these services

5. Committee Reports
    a. Chris McLellan commented that Water District Board meeting is coming up in the follow week. Community asked for a brief summary of the meeting to be emailed. Chris agreed to provide
    b. Short conversation on the role and scope of the Architectural Control Committee was had.

6. Board of Directors Elections
    a. Candidate Introductions
        i. Vice President Eric Mikuska and At-Large Member Mark Zamora were presented as up for election.
        ii. Community was asked if any volunteers for candidacy were present. None commented. Doc commented that both are Board Members in good standing. Both Eric and Mark expressed willingness to run for existing roles
    b. Balloting and Counting of Votes
        i. Given the nature of the prior discussion, Chris McLellan proposed that rather than paper ballots we ask all present for unanimous consent to re-elect Mark and Eric. All present in favor and none opposed.
        ii. Mark and Eric were re-elected to existing roles.

7. New Business
    a. New Mailboxes - Mailboxes were discussed at length during Doc's State of HOA (see above)
    b. Fencing Standards
        i. A proposal was made by Holly Kalivas to update existing standards concerning fencing. Goal of update is to drive further standardization and harmonization in the community. Several topics were proposed such as standards for frontage fences, grandfathering of existing fences (including repairs to the same), using Design Guidelines to update materials and styles. Additional discussion was had on the properties that abut Black Forest Road, particularly fences and berms for road noise
        ii. Discussion was active among several attendees. In general there was support for guidance/alignment, but there was also opposition to strict or narrow requirements. Discussion concerning berms was minimal
        iii. A question was raised concerning the ACC's ability to control and enforce standards. A brief history of the BOD and ACC was provided and detailed that until approximately 4-5 years ago ACC volunteerism was minimal and enforcement was not present or consistent. In more recent years ACC has reliably had 2-4 members and has had more active discussions with those submitting requests.
    c. Green Houses
        i. Concerns were raised about 'commercial style hoop houses' with plastic covering. Several comments were made in favor and in opposition. In

general, the community wanted any greenhouse to be well maintained, particularly those using plastic sheeting. There was discussion concerning if non-rigid structure should be allowed going forward.

d. Conclusions/Actions
    i. Both Fencing and Greenhouse topics generated lots of discussion but minimal volunteerism to update guidelines.
    ii. Pete Andersen volunteered to draft updates to ACC Guidelines for review with ACC/BOD as appropriate
    iii. New Community Residents Darren and Karen Branch, as well as Gary Hargrave expressed willingness to join ACC Jad Dennis expressed support of being a back-up ACC member

8. Homeowner Open Forum
    a. A discussion topic was raised on the maintenance of field and grass mowing. Perhaps requiring at least one mowing per year. This action was deferred to potentially be added to the Design Guidelines above.

9. Announcement of Election Results
    a. Unanimous consent of elections was addressed earlier in the meeting

10. Adjournment
    a. Meeting adjournment was motioned by Chris McLellan and seconded by several BOD and Community Members in unison.
    b. Meeting adjourned at 10:21am