

MINUTES  
DISHAROON RIDGE UNIT OWNERS ASSOCIATION  
ANNUAL MEETING (preliminary)  
December 6, 2025

The Board Members present were: Nick Tripi, Jean Tripi, Kathy Shiplett, Shirley Hensley, Tim McGraw, Steve Cochran, and Harford Field.

The meeting was called to order at 10:05 AM, at Village Station, Room A, and a roll call taken of owners to establish a quorum. The results were 24 owners were either present by attending the meeting or by proxy. This exceeded the 13 needed. President Field declared a quorum was present.

Harford Field made a motion to wave reading of the 2024 annual meeting minutes and accept as written, seconded by Tim McGraw. This was approved unanimously by the members present by a voice vote.

### Officer's Reports

#### President's report:

- The current board has worked well together throughout 2025 and we look forward to doing so again in 2026 having been effectively unanimously re-elected (see Election results below).
- The DRUOA owners will enjoy paying less in monthly DRUOA maintenance dues resulting from excellent financial husbandry by Jean Tripi and implementing best practices in maintenance by Nick Tripi.
- Nick is working nearly full time to keep repairs completed on an accelerated schedule yet within the allowed budget. High priority work is finally slowing down and important actions are being completed due to Nick's diligence including new curbing in front of Bldg-5 to better control erosion and street/parking painting. Some trees are still being removed, mostly old and victims of the Great Freeze of 2023. Details are in the Annual Meeting Report Nick attached to these Minutes.
- Tim McGraw will have his business IT staff implement a prototype new web site in 2026 with Board plans to have it up and running before the end of the year.
- We have budgeted and will engage legal services of NowackHoward, HOA attorneys, to assist the board in review and updating our governing documents which date to 1975 and revised several times. We will also look to update our other documents including our By-Laws and Rules & Regulations with guidance from our HOA attorneys.

#### Treasurer's report:

- There are currently no delinquent owners and 2026 dues requirements have been published to all owners due January 1, 2026 which will be a 4.4% reduction due to tighter fiscal controls, especially regarding maintenance issues.
- A full financial report is attached to these minutes for review by the owners, however, here is a summary:
  - Through December 2025 the Association operated within its 2025 budget and will carry over \$6,024.80 into 2026.
  - Reserve Funds are placed into Bank OZK Certificates of Deposit as cash reserve funds exceed \$10,000. Total Reserve Funds are \$99,654.32 plus a fire deductible amount to cover two occurrences totaling at this time \$10,011.24.
  - Dues for 2026 have been published reduced from 2025 dues by 4.4% and monthly payments are due effective January 1, 2026.

- DRUOA Property Transfer Fee for 2026 is \$500 and is the Buyer's fee
- Owners should assume an annual dues increase based upon expected inflation to be 3-5%

#### Vice President:

- Review of maintenance efforts in 2025 was reviewed indicating most priority concerns were addressed including tree removal, walkway repairs, and the supervision of BCPOA maintenance installing new stone curbing in front of Bldg-5 (116 Sconti)
- Presented and discussed status of creating new, modernized web site using his IT staff as a contribution to the Association. A working prototype is to be set up for testing by March 31, 2026.

#### Secretary:

- No comments at this time given regarding the recent transfer of responsibilities from the previous secretary.

#### Maintenance Report:

- Nick Tripi submitted and reviewed an extensive report of actions accomplished during 2025 and indicated planned 2026 activities including more tree removal, recurring paint and repairs, especially walkways, and working on the extensive list of repairs, mostly B & C level actions as A-level actions are mostly complete. A full report is attached to these minutes.

#### Questions from Owners:

Two new owners asked procedural questions which were satisfactorily answered by the board.

#### Election Results:

The results of the Election were announced as follows:

- Owners who submitted themselves as candidates for Board members and were elected for the year 2025, are Steve Cochran, Harford Field, Kathy Shiplett (added to the board to complete the term of a former board member), Shirley Hensley, Tim McGraw, Nick Tripi and Jean Tripi to fill the seven member board of directors. No additional persons submitted applications for nomination.
- The 2025 board was re-elected for the 2026 term with election of 2026 officers to be executed in the board meeting following the annual meeting.

At 11:55 AM, a motion was made to adjourn the meeting by Shirley Hensley. The motion was seconded by Ernest Hensley. All board members voted to adjourn the meeting.