

DRUOA BOD MEETING MINUTES (final)

December 6, 2025

Wolfscratch Village Station Rm. A

Call to Order

12:05pm by Harford Field, President

Proof of Notice of the Meeting

Proof of notice verified (posted via email system and in DRCA binder)

Establishment of Quorum & Directors Present

Attendees: Harford Field, Jean Tripi, Steve Cochran, Shirley Hensley, Tim McGraw, Nick Tripi and Kathy Shiplett.

Approval/Reading of October Board Meeting Minutes

Motion to waive reading of the minutes and accept as written with exception by Jean Tripi, Steve Cochran seconded, approved unanimously.

Election of Officers for 2026

Unanimous agreement for all officers to continue in their positions:

- Harford Field, President
- Tim McGraw, Vice President
- Kathy Shiplett, Secretary
- Jean Tripi, Treasurer

Report of Officers

- Treasurer
 - Through December 2025 the Association operated within its 2025 budget and will carry over \$6,24.800 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.
 - Detailed financial information for fiscal 2025 is shown in the attached Report of the Treasurer.
- Secretary
 - Nothing at this time.
- President
 - 2026 quarterly board meetings are:
 - March 14, 10AM, Village Station, Meeting Room A
 - June 13, 10AM, Village Station, Meeting Room A
 - September 19, 10AM, Village Station, Meeting Room A

- December 5, 10AM to 12PM, Village Station, Meeting Room A – Owners Meeting
- December 5, 12PM to 2PM, Village Station, Meeting Room A – Quarterly Meeting
- Agreement to correct recording in October board meeting minutes that all buildings had been tested for mold and inserted testing will be done on an as needed basis and creating “preliminary” minutes for web site posting until approved in next applicable meeting.

Old Business

- Reposition parking spaces for front of vehicle parking by 430 to provide enhanced walking space to/from vehicles completed. CLOSED
- Water shutoffs are owned by Utilities of Georgia on behalf of BCPOA and it was suggested to add to crawlspace piping for unit shutoff. Field to see if BCPOA would allow professional usage such as plumbers and emergencies. Consider one-time special assessment in annual owners meeting in 2026. OPEN
- Jean encouraging full annual payments as more beneficial than focusing on monthly payments. CLOSED

New Business

- Shirely Hensley to head up trail committee to investigate feasibility and designs of potential walking trail around DRUOA as a proposed amenity improvement. She will report progress next board meeting. OPEN
- Harford Field to investigate updating our Reserve Study in expected three-year update mid-2026 to adjust after implementing June, 2023.

Adjournment

Motion to adjourn by Shirley, seconded by Tim McGraw, unanimously agreed to at 12:45pm. Next quarterly meeting will be on Saturday, 14, 2026.

Prepared by Harford Field, 1/19/2026

Approved by the board 3/14/2026