

# **DRUOA BOD MEETING MINUTES (preliminary)**

**March 14, 2026**

## **Wolfscratch Village Station Rm. A**

### **Call to Order**

10:08 am by Harford Field, President

### **Proof of Notice of the Meeting**

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

### **Establishment of Quorum & Directors Present**

Attendees: Harford Field, Jean Tripi, Shirley Hensley and Nick Tripi

### **Approval/Reading of October Board Meeting Minutes**

Motion to waive reading of the minutes and accept as written by Jean Tripi with Nick Tripi seconding the motion, then approved unanimously.

### **Report of Officers**

- Treasurer
  - See attached financial report for details
  - 12 of 38 owners paid in advance
  - All dues are current with zero balance in accounts receivable
  - State Registration renewed for 2026 completed
  - 2025 taxes paid from interest income on CDs for Reserve funds
  - 1099s issues to all independent contract employees
  - Zell offered for electronic payments. Contact Jean Tripi if you wish to make payments in that manner
- Secretary
  - Nothing at this time.
- President
  - NowackHoward contract in review to be engaged after April 1<sup>st</sup> for proration of retainer fee for 2026
- Maintenance (Nick Tripi)
  - See attached status report

### **Old Business**

- Water shutoffs are owned by Utilities, Inc and it was suggested to add crawlspace piping for unit shutoff. Field wrote email to Utilities, Inc about allowing professional usage such as plumbers and emergencies and planned valve replacement for Bldg-4 but no response. Will escalate contact attempt. Consider one-time special assessment in annual owners meeting in 2026 to add owner shutoff valves. OPEN
- Shirely Hensley updated the board on investigation adding a trail pathway feasibility and designs of potential walking trail around DRUOA as a proposed amenity improvement. Feedback from BC Trail Committee indicated we would be best served by having our own

private trail, if we want one. Trails committee seems poor choice since trail would then be published with BC community access. Drawing showing potential path for the trail provided and will be sent to the owners via email to get input from owners about desire to add such an amenity but contacting golf course mgmt. about right of way for old cart path for us to use.  
OPEN

- Harford Field suggested updating our Reserve Study after so many changes and updates the last three years and implemented June, 2023. Professional recommend every 3-5 years, as well. Will arrange for an updated analysis quote and add to 2027 budget.

### **New Business**

- Propane for fireplaces and/or cooking to be prohibited and added to by-laws during planned update after code and legal investigation indicates that is the only way to prevent such use.  
CLOSED
- Gutters to be added onto front of Buildings 6 through 10 to prevent erosion and foundation saturation. Quoted and approved for installation supervised by Nick Tripi. CLOSED
- New Address and unit group signs for emergency services per their request. Approved unanimously with possible modification to enlarge address number. Green with white lettering.  
CLOSED

### **Adjournment**

Hensley moved to adjourn and Nick Tripi seconded. Unanimously agreed to adjourn at 12:09pm.

**REPORT OF THE DRUOA TREASURER, JEAN TRIPI****ENDING FEBRUARY 28, 2026**

Bank OZK Checking Account Balance On Hand February 1, 2026	\$32,312.59
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**Receipts Feb 1 Through February 28, 2026**

Assessments/Wire Fee	\$12,822.00
Transfer Fees	
Closing Letter Fees	
Transfer In From MM	
Interest Earned On CDs	
<b>Total Receipts</b>	<b><u>\$12,822.00</u></b>
<b>Total</b>	<b><u>\$45,134.59</u></b>

**Disbursements Feb 1 Through Feb 28, 2026**

Administration/Office Supplies	\$403.97
Exterior/Grounds Maintenance	\$3,397.68
Insurance	\$2,367.66
Professional Fees/Taxes	\$740.00
Reserve Fund Deposit/CD Purchase	\$8,994.61
<b>Total Disbursements</b>	<b><u>\$15,903.92</u></b>

Variance	<b><u>\$29,230.67</u></b>
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Balance On Hand In Checking Account Feb 28, 2026	<b><u>\$29,230.67</u></b>
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Balance On Hand In Checking Account Feb 1, 2026	<b><u>\$32,312.59</u></b>
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**Reserve Fund**

CD 1	\$15,353.40
CD 2	\$10,171.48
CD 3	\$10,129.64
CD 4	\$10,097.07
CD 5	\$10,063.53
CD 6	\$10,027.24
CD 7	\$10,353.30
CD 8	\$15,368.33
Reserve Fund Holding Money Market	\$21,659.15
<b>Total</b>	<b><u>\$113,223.14</u></b>

Fire Deductible/s (\$5000 Per Occurrence) Money Market Account	\$10,017.68
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Savings Account	\$5.75
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Total DRUOA Bank OZK Account Balances On Hand Feb 28, 2026	<b><u>\$155,559.16</u></b>
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<b>2026 Expenses</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
Administration/Office Supplies	\$3,083.00	\$403.87	\$2,679.13
Insurance	\$28,712.00	\$4,735.32	\$23,976.68
Grounds Mainenance	\$27,429.00	\$3,899.61	\$23,529.39
Building Mainenance	\$22,545.00	\$3,120.20	\$19,424.80
Professional Fees/Taxes	\$8,035.00	\$765.00	\$7,270.00
Reserve Fund Deposit	\$44,321.00	\$7,386.84	\$36,934.16
2026 DRUOA Approved Budget	<b><u>\$134,125.00</u></b>	\$20,310.84	\$113,814.16
2026 DRUOA 38 Unit Assessment Total	<b><u>\$134,125.00</u></b>	\$48,818.00	\$85,307.00

We distributed the ice melt buckets to all building.

Fall gutter & downspouts were cleaned out.

Removal of fall leaves from around all buildings & in center inland.

Repaired rainwater leaking into crawl's where the HVAC line that are under ground, buildings # 6 - #10

Two dead trees removed at #6 & #10 trimmed 2 trees for free. \$2500 vs \$3200

Removed all rodent boxes & stored in Hut. per POA new rules.

Fixed fallen downspout at #428.

Fixed chimney cap at right side of building #8.

Repaired chimney siding on building #9 right side.

Spread pea gravel out in planters' behind buildings #7 - #9.

Filled in gaps with concert for the limestone at building #5.

Extended hand rail at left side of building #5

## NEW BUSINESS

Finishing spreading pine straw behind building #8 – #9. (Done in March)

Collecting all ice melt buckets. (Done in March)

Installing a water diversion boards by 415B steps. ( Done in March)

Touching-up paint on posts & railings perhaps painting of front doors.

Spaying of weeds.

Removal of two trees by #415B walkway from parking spot & trimming trees by building #6 parking & by building #8 parking. (Scheduled for 3/16<sup>th</sup>)

Repairing small walkway with concert by #415B from parking to steps.

We got quotes for rain gutters on building #6 - #10 ( I have not gotten the OK to install )

At building #4 418's parking & #8-9 walkways cutting grooves in asphalt for water drainage.

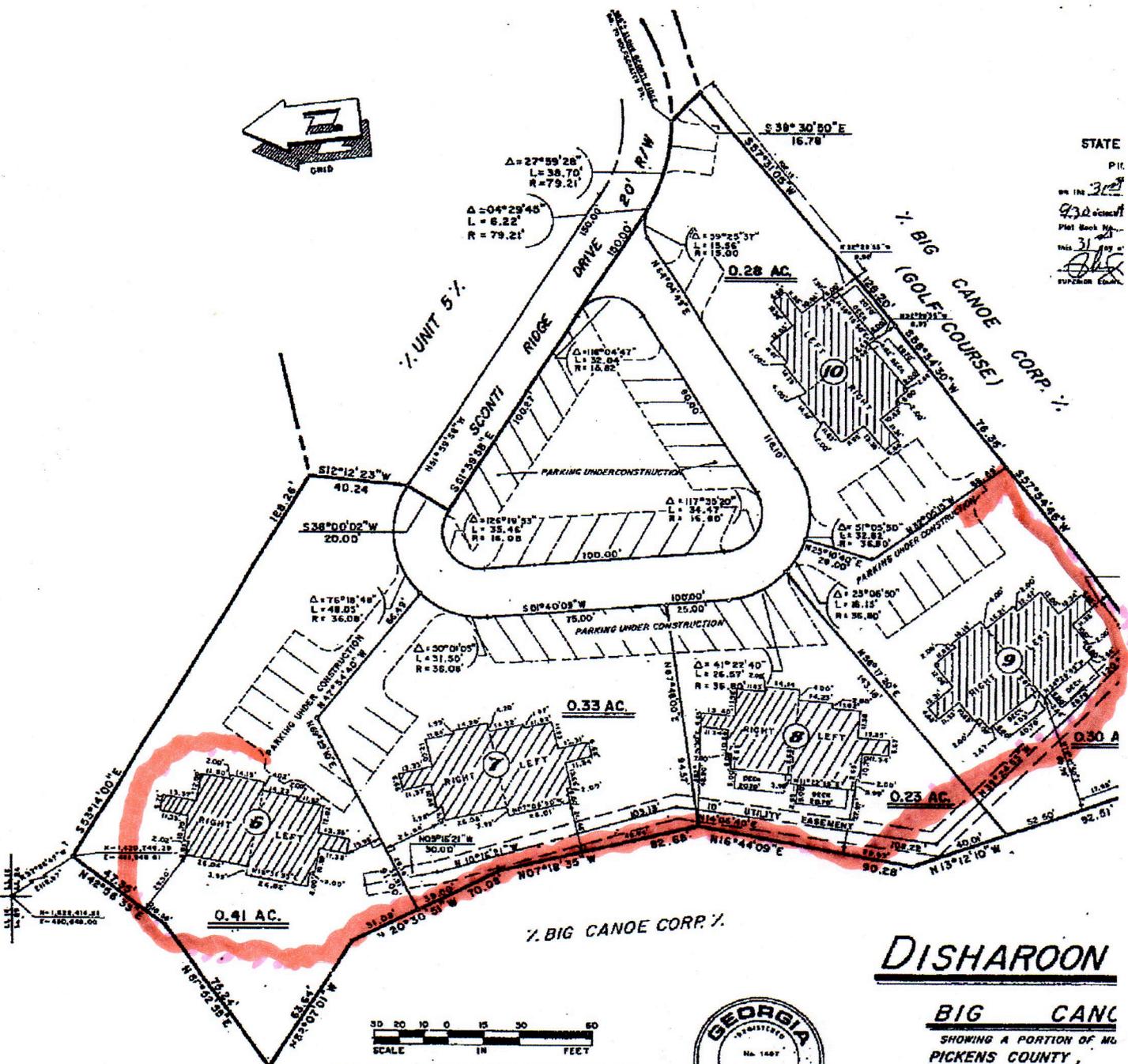
POA sign dept. mocking up 1 building & unit number sign to be mounted on a post in front of each building or on the building for better visibility. (chose paint color, POA weatherwood or green)



STATE

P.L.

932  
 932  
 31  
 SUPERVISOR



N-1,828,416.81  
 E-490,648.06



This plot is hereby certified as to its accuracy and compliance with the provisions of Ga. Code Annotated Section 65-1620(a).

*J. P. Carter*  
 P.L.S. No. 1407



# DISHARON

**BIG CANOE**  
 SHOWING A PORTION OF NO. PICKENS COUNTY,  
 SCALE: 1" = 30'

**BALDWIN 8**  
 1103 GREENE ST.