Agenda

1. Confirmation of quorum

2. Call to Order & Roll Call (President)

Director (exp. 2028) Director	Dave Bartel	☐
Director (exp. 2027) Dir / Tres. Pro Tem	Dave Blankenbeckler	☐
Director (exp. 2027) Director	Julie Emo	☐
Director (exp. 2026) Dir / Sec. Pro Tem	Lori Varbaro	☐
Director (exp. 2028) Dir / President	Dan Mispagel	☐
Secretary	OPEN	☐
Treasurer	OPEN	☐

3. Introductory remarks - President – 5 min.

4. Articles of Incorporation and Bylaws Results – 5 min.

5. Financial Report (Dave Blankenbeckler) – 20 min.
   a) 2026 YTD Actuals – review
   b) Board-approve 2027 Budget – review
   c) Community review on 2027 Budget

6. Committee Reports – 20 min.
   a) Design Review Committee (Open, Chair)
   b) Landscaping Committee (Pat Zolotar, Chair)
   c) Communications Committee (Dan Mispagel, Chair)
   d) Governing Documents Review Committee (Dan Mispagel, Chair)
   e) Legislation Tracking Committee (Dan Mispagel, Chair)
   f) NGLA Update (Julie Emo)

7. Elect Director to fill one expiring board seat. - 15 min.
   a) Introduce named candidates.
   b) Call for additional candidates.
   c) Candidate statements.
   d) Member vote on Directors.

8. CC & R Discussion – 10 min.

9. Homeowners Forum/Q&A – 20 min.

10. Adjourn