

Cumberland Woods HOA Board Meeting Minutes

Date: November, 2025

Time: 7:00 PM

Board Members Present: Dave Schaefer, Karen Kimbro, John Baran, Sudha Baalu

1. Call to Order

The meeting was called to order at 7:00 PM with all Board members present.

2. Approval of Minutes

The minutes of the previous Board meeting were reviewed and unanimously approved by all Board members.

3. Budget Review and Dues Collection

The Board reviewed the current budget and year-to-date expenses. It was noted that only one resident had not yet paid their association dues; however, payment is expected to be received shortly. Upon receipt, all residents will have paid their association dues in full.

4. Violations

The Board noted that all previously issued violation letters have been resolved, and there are currently no outstanding violations.

5. Sprinkler Maintenance

The Board reviewed sprinkler maintenance costs from the current vendor, Dale Ahern, found them reasonable, and agreed to retain his services for another year. A review will be conducted in the following year.

6. Cumberland Corner Landscaping

All fall decorations have been removed, and plans are underway to prepare the Cumberland Corner for the Christmas season. The Board invested in new decorations for this year's holiday season.

7. Christmas Decorating Contest

The HOA will continue the annual Christmas Decorating Contest, following the same format as in previous years. As in past contests, residents who have won within the last two years are not eligible to win this year. The top three houses will each receive a \$100 prize.

2023 Winners:

- 2722 Long Meadow
- 724 Woodfield Way
- 672 Twin Oaks
- 678 Twin Oaks

2024 Winners:

- 721 Lake Ridge
- 2625 Long Meadow
- 2753 Long Meadow

8. Woodfield Way Street Repairs

The HOA noted that the City's plan for road repairs on Woodfield Way in 2026 remains unclear. The Board will continue to monitor for updates from the City regarding this project.

9. Legal Status on Playhouse / Yard Structure

The HOA pursued legal action due to a violation of the community bylaws regarding an outbuilding. The court ruled in favor of the HOA, ordering the removal of the non-compliant structure. The resident has complied with the court's judgment, and the matter is now resolved.

10. Next Meeting

The next HOA Board meeting is scheduled for January 13, 2026.