

Orange Hunt Square Board of Directors Meeting Minutes

23 June 2026

Board Members

Absent - Steve Fox, President

Present - Melinda Summers, Vice President

Present - Josh Vaughan, Secretary

Absent - Vacant, Treasurer

Sentry Management

Absent (Remote) - Christie Beruete, Senior Community Manager

Agenda Topics

- Steve unavailable to join. Discussed non-voting items only.

Minutes

- Board Meeting brought to order at 7:10PM, 30 July 2026
- June Meeting minutes were approved. Posted to website.
- Christie will contact the association attorney so they can advise moving forward to collect from 9533 HSQ who refused to let associations vendor trim trim which ultimately caused damage to a neighbors house, due to fallen branch. Note-we need proof of payment of repairs from 9535 HSQ.
- Board agreed to pay LCS for curb painting
- The board will review the reserve study, and advise if there are any questions.
- The board will review the draft 2027 budget and be prepared to approve at August meeting. Christie will email the excel format to the board.
- Christie will email the owner 9401 PHC to advise that we have cleared the balance forward.
- The board will engage with the ACC to ask about conducting inspections.
- Discussed scheduling the next meeting on August 27.
- Board Adjourned at 7:50PM.