

Orange Hunt Square Board of Directors Meeting Minutes

23 June 2026

Board Members

Present - 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

- Svetlana has resigned from the OHS BoD. Vacancy noted for minutes.
- Approval of Design Guidelines
- Approval of EV Charger Policy
- Approval of Tree maintenance quote from JL
- Curb painting not completed on the Hunt Square Ct side of the community
- Forest Hunt Ct derelict vehicle
- Baseball backdrop net now stored in public space on Willshire Hunt Ct. We need to send an email to the homeowner detailing that it must be stored in the backyard.
- Review Reserve Study delivered on 30 April 2026 (missed due to tree issue)
- Email to the community related to fireworks on July 3/4th?

Minutes

- Board Meeting brought to order at 7:02PM, 23 June 2026
- Due Process Resolution.
 - Motion from Steve, Melinda seconded. Brought to vote and approved unanimously by all present on the board (Steve, Melinda, and Josh).
 - Notify Sentry for signatures and inclusion in governing documents.
- Fireworks resolution drafted by Sentry at the request of the board. Intent to clarify that fireworks are not allowed within OHS.
 - Motion from Steve, Melinda seconded. Brought to vote and approved unanimously by all present on the board (Steve, Melinda, and Josh).
 - Draft resolution approved as written with the exception of numbering which appeared to conflict with the Due Process resolution numbering. Once reconciled by Sentry, the board president (Steve) intends to sign and have Sentry notify the community soonest.
- Svetlana has resigned from the OHS BoD. Vacancy noted for minutes.
- Discussion for approximately 20 minutes related to elevated decks and review of all changes made by the ACC and Board based on internal discussions and review of past Design guidelines.

- Design Guidelines as updated 23 June 2026.
 - Motion from Steve, Melinda seconded. Brought to vote and approved unanimously by all present on the board (Steve, Melinda, and Josh).
 - Next action to be sent to Sentry for DocuSign prep.
- Approval of EV Charger Policy amendment to Design Guidelines.
 - Motion from Steve, Melinda seconded. Brought to vote and approved unanimously by all present on the board (Steve, Melinda, and Josh).
 - Next action to be sent to Sentry for DocuSign prep.
- Invoice to pay the bill from JL for \$6500. Emergency tree removal. Notify Sentry of need to pay.
- \$9500 proposal from JL Tree service. Proposal details multiple trees across OHS property which need to be addressed based on previous inspections. Melinda will sign a contract and send to Sentry.
- Noted for minutes that on 26 June the board will have JL Tree Service and Arborist come out to look at all White Oaks.
- Curb painting not completed on the Hunt Square Ct side of the community. Sentry is working with the company to have them come out and complete the work. We agree to move forward with the additional cost.
- Sentry email home 7413 Wilshire Hunt Ct regarding storage of sports equipment in public areas. This equipment must be stored in the backyard or indoors on the owner's property.
- Derelict vehicle on Forest Hunt Ct identified previously planned for removal on 24 June.
- Ask Sentry for Dominion Towing Company policy.
- Board Adjourned at 8:24PM.