Orange Hunt Square Board of Directors Meeting Minutes

19 February 2026 **FINAL**

Highlights

- Homeowner dues increased to $110/month starting in 2026.
- Landscaping contract continued for 2026 with Rupert Landscaping
- Sidewalk repair proposal approved.

Board Members
Present - Steve Fox, President
Absent - Tom Wiseman, Vice President
Absent - Svetlana Belenkova, Treasurer
Present - Josh Vaughan, Secretary
Present - Melinda Sumner, Maintenance

- Quorum with three of five board members present.
- We discussed the number of board members necessary. Governing documents need to be clarified regarding “Director” vs “named” board member.
- Ruppert did not handle the snow well. New contract is in September. We will look at July and August.
- Confirmed from January topic. Mailbox knocked askew at end of Forest Hunt Ct.
- Sentry Management works on behalf of the board.
- We can probably re-instate the ACC as a committee under the board.
- **Topic of discussion?** Abandoned vehicle on Willshire Hunt Ct (3 years). Tags expired in 2023.
- **Topic of discussion?** Late fees. Multiple lots delinquent.
- Note: Need to send an email to the committee about the ACC. It is a good practice to appoint folks each year.
- Note: The preferred vendor list needs to be updated.
- Mailboxes
- Resolution for collections. Notifications related to need to grab funding.
- Eric Fox is our attorney.
- Assessments for violations, $50.
- Reserve study. Needs to be done every 5 years.
- Thursday, March 2026

From Christie:

- Christie to email Sentry Contract to all Board members for review.
- Christie to contact legal and have them draft a Collection Policy and update the Due Process Resolution.
- Christie will contact a local towing company for an agreement with Association
- The Board will confirm the wording on posted sign at the entrance and who may have placed it

- Christie will solicit vendors for a Reserve Study proposal.
- The board (Steve)? will confirm if the mailbox that appears to be leaning can be easily repaired. If not, Sentry management will send the maintenance team to fix.
- Joshua will reach out to owner who lives on Willshire, to ask for vendor information to repair potholes.
- I wasn't clear on the car with dead tags, whether we should reach out to the owner prior to notice of towing? I will also need to the owners address.
- Christie to solicit vendor for snow/ice services in July/August for next year.
- The next board meeting will be on March 26, 2026 at 7PM.