

RENAISSANCE HOA BOARD MEETING MINUTES

Tuesday, June 9, 2026

The meeting was called to order at 6:40 p.m. by President Linda Jones, others present are, Carolyn Spears, Treasurer, Micaela LaBlance, Director, and Dorothy Ruffin, Secretary. The board reconvened from previous board meeting, Thursday, May 7, 2026, to select one of two draft letters to send residents regarding increase in HOA dues, and Grant funding for neighborhood beautification.

Key Outcomes

The board selected the second draft letter for HOA dues, communication and scheduled the next board meeting for July 1st. Before presenting information to residents, the board will finalize three items: covenant timeline requirements for fee increases, payment plan guidelines that include a 6% assessment penalty for missed payments, and the new \$360 annual HOA fee.

Board Decisions

- **Letter draft:** Second version selected; Renaissance will revise to reflect board intentions
- **Payment structure:** Quarterly payment option recommended with 6% assessment fee (\$18 on current \$300, to be recalculated for \$360) for missed payments
- **Next board meeting:** July 1st (Wednesday) to allow President to return from travel (June 21st)

Items Pending Confirmation

- **Grant money:** Running behind due to high request volume; notification expected in next couple weeks with possibility of lower amount or denial
- Covenant research needed to determine required timeline for presenting fee increases to residents
- Final 6% assessment calculation for \$360 HOA fee

Action Items

- **Renaissance:** Research covenant requirements for fee increase timeline presentation (before July 1st)
- **Renaissance:** Draft payment splitting guidelines including rules for missed payments and assessment penalties (before July 1st)

- **Renaissance:** Revise selected letter draft to reflect board intentions (before July 1st)
- **Renaissance:** Prepare materials to send out before July 1st board meeting for review
- **Renaissance:** Include flag/banner photos in materials for residents who haven't seen them

Items for Resident Meeting

After the board finalizes the details on July 1st, the following topics will be presented to residents:

1. Covenant timeline requirements for fee increase presentation
2. Payment splitting guidelines (quarterly option with 6% penalty rules)
3. New HOA fee amount (\$360 annually)

Infrastructure Updates

- **Flags/banners location:** Installed on poles surrounding HOA property; first visible at North Mile exit on Myrtle, near electrical ground installation on corner
- Visual documentation to be shared with residents who may have missed installations

Next Meeting

Wednesday, July 1st, to review covenant findings and finalize the resident communication timeline.

The meeting adjourned at 7:30 p.m.

Respectfully submitted,
Dorothy Ruffin, Secretary