

Goose Creek Homeowners' Association Annual Meeting

January 15, 2026

1583 Pedrick Road – Eastside Library

Call to Order: 6:07

Quorum: Established by members present (7) and 4 by proxy; sign-in sheet retained by property manager; President Janice Porto presided as chair over the meeting on behalf of the association

Introductions: Members and manager introduced themselves.

Review minutes from 2025 annual meeting:

- Motion to approve minutes was made (Jacek); seconded (Penny); Unanimously approved

President's Comments:

- Thanked members for coming; was a good year, no emergencies, no expenditures; are still waiting on report from attorney regarding status and potential options for access to greenway on Northcutt; Tree removal on Rutledge; will consider fixing Nabb Rd. Planter, and some overgrowth on Leah Martin/ Nabb Rd; this will be discussed; looking for quotes on trimming crepe myrtles; reminder regarding bulk trash pick up; reminder that all outside architectural changes must be approved by ACC.

Treasurer's Report: - As far as December's report, this seems like the best one treasurer has recalled; best reserves. Made some progress on collecting outstanding balances. Exceeded budget on annual income; expenses came in under budget, income exceeded budgeted items. All expenses are reasonable by percentage of categories. Expenses are well controlled, spent less than what was budgeted. Projections were to put away \$1700, actual savings were closer to \$9000. Budgeted for approximately \$47K, actual expenditures were closer to \$42K. Attorney is working on collecting delinquent accounts. Budget was increased by 5% for 2026, slight increase in costs for landscaping. Explanation to member regarding reserve account.

President: May have to have board meeting regarding reserve expenditures. Before any delinquent account was referred to attorney, member would have received numerous notices.

New Business: Landscaping business

Penny's comments: Found that crepe myrtle that was near her property is dead. Suggests that when it is being replaced, in Peyton Ct., that something beautiful; more discussion coming about potential landscaping updates. Based on desire to beautify, would like to organize a beautification committee for decorations. Janice mentioned that we should organize decoration committee.

Elections: As there were no other candidates; Jacek moved that the current board be elected as the same officers for 2026 – Janice as President, Jacek as Vice-President, Ginger as Treasurer, Penny as Secretary, and Robert as member-at-large; motion seconded by (Beth Curry). Election was unanimous.

Meeting adjourned: 6:58