

SHERIDAN WOODS COMMUNITY ASSOCIATION
BOARD OF DIRECTOR'S MEETING
October 24, 2026

I. Call to Order

II. Secretary's Report

III. Treasurer's Report

IV. Old Business

A. Status Update: Pending Litigation:

- Arthur vs HOA (& Arno), Case #: 05-2022-CA-041933-XXXX-XX
- Arno vs HOA (& Shari Parris), Case #: 05-2024-CA-043673-XXCA-BC

B. South fence clean and stain: Push to next year

C. Volunteers needed:

- 2026: BOD
- 2027: BOD, ARC & FC

V. New Business

A. Entrance/Exit Gates: Status update/Service provider discussion

B. ARC/Covenant Compliance Inspections (7/11/26, 8/8/26 & 8/22/26)

- Two properties (697 SWD & 998 TTC) ignored "Final Notice"
- Refer to Fining Committee? If yes, 11/18/26 @ 6pm.

C. 2027 DRAFT Budget Discussion

- Operating Expenses
 - o Inflation adjustment for most line items
 - o Insurance premium reduction (new provider)
 - o Continued legal expenses
- Special Projects:
 - o Restore landscaping at community entrance
 - o Clean and stain south fence (deferred from 2026)
- 2027 Annual Dues
 - o Was \$658.00 last year (x96 properties = \$63,168.00)
 - o Propose \$723.00 for 2027 (x96 = \$69,408.00)
(max allowed = 2026 dues x 110% = \$723.80)

D: Save the date - Saturday, 2/13/27 - Annual Community Yard Sale

E. New Resident Recognition

F. Moment of silence to recognize Al Aliberti's passing

VI. Questions & Comments from Residents

VII. Adjournment