

Board of Directors Meeting

Monday, July 14th, 2025, at 7:00 PM

Call to Order

- The meeting was called to order by Michael Ryckman at 7pm.

Roll Call to Establish Quorum

- Establish Quorum – Judy Hayes was present, Michael Ryckman and Ronnie Reichel were present on Zoom to establish a quorum of the board; Magda Hatka Community manager was present. Homeowners Joe Moreno, Nikki Megliss, Maria Hourdas Hurst and Darlene Meyers were also present.
- Meeting Notice Verification – was posted 48 hours prior.

Special Insurance Discussion

- Reviewed the insurance policy for the 2025–2026 term and confirmed receipt of related petition concerns.
- Premiums decreased with savings of \$34k. Proposed 2026 Budget of 126k. There will be a budget Workshop sometime in October to determine the budget and Assn fee for the 2026 year
- Board of directors will decide on how money savings will be allocated

Meeting Recordings and Statutory Requirements

- Recordings of past meetings were requested, but current storage limitations only allow for 3–6 months of footage.
- New statutory recording requirements went into effect as of July 1st, 2025. Ameri-Tech is working on resolving storage issues and exploring external solutions like flash drives for backup.

TOWNHOMES AT GLENBROOK



- Per new laws, meeting recordings must now be kept from July 1st, 2025, onward.

Action Items

- Ameri-Tech to implement a long-term storage plan for meeting recordings.
- To continue review of 2025–2026 insurance policy details.

Open Forum

- Additional discussion around insurance policy logistics, compliance requirements, and the importance of recordkeeping.

Adjournment

- The meeting adjourned at 7:45 PM.