

OLDE BEAU OWNERS ASSOCIATION

MINUTES

June 25, 2026 Meeting

Members Present: Greer, McBean, Choate, Clark, Fernandes, Stern

Ex Officio Present: Kimberly, Davis, Maines

**All board members were present in person; there were no remote attendees

I. Approval of Minutes

Approve Minutes of 5/28/26 meeting

M: Clark 2nd: Choate V: Unanimous

II. Committee Reports

- Roads (Gipson):
 - a) Motion to rescind the May 28 2026 approval of Laurel Cottage project. Gipson to notify contractor that project is on hold.
M: Clark 2nd: Fernandes V: Unanimous
 - b) Rocky Ridge and Mathis each submitted multiple bid variations for County Downs with differing scopes. The Board agreed to have Municipal Engineering review all bids to ensure an apples-to-apples comparison and confirm the proper estimate before moving forward. Gipson to facilitate.
- Utilities (Hairfield)
 - a. Aqua is approaching the 300-home threshold that would require on-site water storage. Possible locations on the property are being explored. Hairfield facilitating discussion.
- Waste (Clark) :
 - a. The pad at the cardboard/recycling containers sits higher than the surrounding asphalt, allowing mud and water to build up after rains. The Board is exploring options—such as steel edging around the pad—to keep the containers accessible to homeowners in wet conditions.
- ARC (Billings):
 - a. Due to recent resignations, there are vacancies on the Architectural Review Committee, including the Chairperson position. The Board is exploring new members to fill these roles.

b. Motion to approve new low impact fee change from 5/28/26 meeting.

M: Stern 2nd: McBean V: Unanimous

- Financials (Fernandes):

- a. 2026 HOA dues of \$1250 to be sent out in next 2 weeks.

- Streetlights (Choate): Nothing new to report

- Monuments (McBean): Nothing new to report

- Signs (Davis): Nothing new to report

III. General Manager/Partners Report

1. Membership: 53 dining (+2), 92 golf (+1), 221 social

2. Golf rounds up 401 year-to-date; May rounds down 126 due to weather impacts on memorial day; Golf influencer was onsite and hosted by Josh to help expand course exposure.

IV. Closed Session

1. Motion to enter closed session

M: Clark 2nd: Fernandes V: Unanimous

2. Motion to exit closed session

M: Stern 2nd: Fernandes V: Unanimous

V. New Business

1. Anne Rawls, President of the Clubhouse Village (Villas) HOA, and Secretary Nancy Amundsen addressed the Board regarding ongoing water infiltration affecting the Villa buildings, which they attribute to the road repaving. Anne described damage across several buildings, including a collapsed storm drain near Building 400 and standing water found beneath Building 300. The Villas HOA requested the Board's assistance, and the Board requested written estimates before determining next steps.

2. Motion to approve up to \$5,000 for the repair of the storm drain/catch basin at the corner of Building 400.

M: Choate 2nd: McBean V: Unanimous

- **Next Meeting:** July 23 2026

- **Adjourn**

M: McBean 2nd: Fernandes V: Unanimous