

Highlights of HOA Board Meeting – May 13, 2026

The “highlights” listed below are NOT THE OFFICIAL MEETING MINUTES. Official minutes will come out in a few weeks and require a vote of approval by the Board before they are posted on the website. The HIGHLIGHTS are a quick synopsis of what took place, and they are not intended to be all-inclusive or in any way replace the official meeting minutes.

President’s remarks

- a. Remarks will be brief as the Board meeting follows a workshop. Thanks to the participants in the workshop, which focused on priorities of our various community committees in the coming year.
- b. With the new Comcast contract, faster Internet will be available for an upcharge. However, this is not available yet. Meanwhile some residents have indicated they are already seeing faster speeds.
- c. Unfortunately we need to continue to limit irrigation to once per week while the lake levels stay extremely low. Pump equipment would be at risk if we allowed the lakes to get lower.
- d. Due to the drought and lack of irrigation, Juniper has been asked to scale back mowing and focus on other tasks such as weeding.

Committee Reports

Jeanie Bicanich reported on behalf of the Infrastructure Committee.

Phase Two of the road repaving project is in week three of five and on schedule. Milling is complete on all streets. Layer 1 has been laid from Prescott through Dominica and should be complete next week. Whidbey has reopened.

Communications with residents will continue on a street-by-street basis.

Residents have been extremely cooperative and patient with parking restrictions.

Road paving phase one: The engineer who worked on phase one of the road paving project will conduct a further inspection by early next week to identify defects in workmanship and/or materials. The engineer will recommend what remedial work is needed.

Comments by Unit Owners

None.

New Business

Gutter cleaning in the Town Center area and repainting the car wash following an accident were both approved.

Juniper's Hurricane Response rates were approved. Juniper leaves equipment at Island Walk during weather events which gives us priority for post-storm cleanup.

A resolution drafted by counsel giving Laurie McGrath as Board President limited authority to approve expenses of \$5,000 or less as needed between board meetings was adopted. This documents the procedure that has generally been followed for years. A number of checks and balances remain on expenditures approved in this manner both through Castle and the Finance Committee. Any expenditure approved through this process will be reported at the next board meeting following the approvals.

Project Manager Shaun Van Wherven reported on Town Center Renovation Phase Three. The renovation task force sought responses from a number of vendors and recommends we use European Kitchen as the General Contractor. They managed previous phases and we are pleased with their work. Preliminary cost estimates indicate the total project cost will be about \$450,000, well below the amount budgeted for the project. The Board approved the recommendation to engage in contract negotiations with European Kitchens as the general contractor. Final costs will be determined for approval by the Board, and permits obtained, once we engage European Kitchens.

Various expenditures were approved including various irrigation repairs, tennis court drainage improvement work, and removal and replacement of dead and dying plants and trees.

Submitted 5.14.2026

Daniel McDonald, Secretary