# Highlights of HOA Board Meeting – July 8, 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.

The regular board meeting was preceded by a workshop regarding the priorities of the community as we begin the budget process for 2027. Tom Giles, Treasurer, summarized the current financial condition of the HOA. Year to date we have a $710,000 surplus. Much of the surplus is due to delays in landscaping work due to the drought, so the surplus is expected to shrink by year’s end. Board member Louise Gallagher continued the presentation by identifying seven potential priorities:
--Landscape/Grounds
--Sod
--Enhance lakes, irrigation maintenance and support
--Set up a five-year strategic planning task force
--Programming and community life
--Safety and operations: improving lighting, road safety, security camera review and emergency preparedness
--Communication and governance—better Town Square website usage, emails, focus on systems to increase volunteers for the Board and other volunteer community services.

Attendees were given an opportunity to ask questions about finances and speak about priorities. A form was available to fill out and submit regarding priorities for those who did not want to speak or who could not attend.

The presentation slides and the feedback form will both be available on Town Square or through the Business Weekly. Submissions are invited until July 15, 2026.

The regular board meeting followed

**President’s Remarks: Laurie M.**

1. Regarding the investigation of potential defects subject to warranty from Phase One of the road paving project, an independent testing firm has been selected. They will start testing after we send them a deposit.
2. Phase Two of the road paving project is substantially complete, with a punch list of a few remaining items almost completed.

3. Longtime Lifestyle Committee Chair Barb Migliaro has decided to step back. The committee will be co-chaired by Deb DeGeer and Marge mercury. Barb was thanked for her service, involving many events for residents over the years.
4. Phase Three of the Town Center renovation has begun.

**Committee Reports**

Communications: Chair Candy Lopez Schimkat reported that the prior workshop about committee goals and priorities identified a desire for help recruiting and recognizing volunteers as well as publicizing programs and activities through an expo. She noted it has been three years since the last expo and proposed we have another one in February or March 2027.  She also proposed that the expo be focused on publicizing available programs and activities and that we hold separate events for recruiting and recognizing volunteers. A small budget will be prepared and proposed.

**Owner Comments**

None.

**New Business**

Jay Digilio, Vice Chair of CONCUR, presented regarding Concur's website transition task force. Concur has a multi-function, custom website that was created and maintained for over ten years by Ken Brown on a volunteer basis and without cost to the HOA. Ken is willing to continue in this role, but there is a desire for transitioning the system to prepare it for a time when Ken may no longer serve in this role. The task force is evaluating options and costs for a website or other applications/technology to fulfill the functions of the current website as well as perhaps other desirable functions. Currently the website facilitates email communications and e-voting by street to assist Concur representatives in gathering votes on a street-by-street basis. The email list is regularly updated with information from Castle and is customized when a secondary email is deemed helpful for a given residence. The website also has a document library where items including the Concur handbook, historical voting records, board and Castle contact information, bylaws, etc. may be accessed.

The task force has found it difficult to find the personnel with the skills necessary to maintain the current website at a reasonable cost. They are instead focusing on purchasing applications that provide communication/email and voting functions that can be customized to Concur's needs more cost-effectively. Their goal is to make this transition in the first quarter of 2027. Initial costs are estimated at $5,000 - $10,000 with additional costs to be determined.

Some discussion related to whether, instead of creating a new and separate voting system, Concur could use the voting system used by Castle for Board and other votes, using a technology called Simply Voting. This may be cheaper and an independent entity, Castle, would handle the vote. Reports can be done by street to facilitate Concur representatives in their voting responsibilities. It may also promote better responses if residents can use the same e-voting system they are already familiar with to also provide Concur votes.

Concur may separately acquire an application to facilitate email communications by street.

Concur will prepare a proposal in view of the comments and seek approval for any expenditure from the Finance Committee and then the Board as appropriate. The funds are not allocated in the 2026 budget, but the amounts involved are small enough that funding in 2026 may be available.

Tom Giles reported on discussions with Castle regarding renewing their property management contract for 2027. The current contract was reviewed by Board members who identified services that the current contract provides for that are currently being provided by volunteers. Especially in view of the difficulty in finding volunteers as identified at the workshop held earlier this year, the Board has engaged with Castle to seek to transition more tasks and services from volunteers to Castle under the current (2026) contract. Castle has been receptive to these requests so far. We will also seek to address these issues further as we discuss renewal of the contract for 2027.

The 2027 budget adoption meeting will be held October 28, 2026.

The Board approved irrigation repairs and tree removals. Laurie M. reported on interim approvals of compact paver installation, soil erosion prevention work, and rain sensor replacement. She also thanked Castle and Juniper for prompt weekend emergency repairs following a lightning strike near Redondo.

The next regular board meeting is July 22, 2026 at 2:00 p.m.

**Submitted 7.9.2026**
**Daniel McDonald, Secretary**