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Deacon Ridge Condominiums Homeowners Association, Inc.

Minutes of the annual meeting October 1, 2025

Board members in attendance: Dan Hyre, Norma Spears, Steve Blalock, and Will Johnson

Absent: John Abbott

Also in attendance: Marie Pierce property manager

The meeting was called to order at 5:01 p.m.

Dan Hyre reviewed the minutes from the last annual meeting. Craig Bonney made a motion to accept the 2024 annual meeting minutes, Pat Shouse seconded the motion, motion passed

The following issues were discussed:

Steve Blalock gave a detailed treasure report. Report included

Dan Hyre went over the proposed 2026 budget in detail. Craig Bonney made a motion to approve the budget, Pat Shouse second, motion passed. **Dues remaining the same \$265.20**

Pat Shouse shared the proposal to paint art on the backflow above ground plastic boxes. The artist is Sandra Kimzey Wimbish. Craig Bonney made a motion to have one box done to see how it turns out. Robert Simmond seconded the motion.

The motion passed. Other owners volunteered to investigate wrapping the boxes and the possibility of planting shrubs to hide the boxes. (Concern was expressed over access to boxes if plants are there)

Replacement carpet/LVT for the common areas of each building is in the budget for this year. Marie Pierce will send out a ballot once all bids are received to see if the homeowner prefer carpet or LVT (Luxury vinyl tile that looks like wood.)

Marie Pierce was asked to check to see if the backflow covers can be smaller or if this is the standard size.

Marie Pierce asked for nominations from the floor for the board of directors. Due to no one nominating themselves or someone else Pat Shouse made a motion to accept the candidates for the board of directors; Pam Bonney seconded the motion. The motion passed unanimously. Steve Blalock, John Abbott, and Will Johnson were re-elected to the board of directors for Deacon Ridge Condos.

There being no further business coming before Association, the meeting was adjourned at 5:58 p.m.