Abiqua Heights Homeowners Association

Board Minutes – September 11, 2025

AHHA Board Meeting – 5:00 PM
645 Shelokum

Board Members Present: Karen Garst – President, Todd Ferrell – Secretary, Jessina Murphy – Treasurer, Larry Tingwall – Director, David Ortega, Director. Absent: Jon LeBouf – Director.

Members Present: Jon Brooks, Steve Barrett, & Ron Garst.

OPEN MEMBERSHIP DISCUSSION: None

1. ACCEPTANCE OF MINUTES: The July 17, 2025, AHHA Board Meeting Minutes were approved, 5 – 0.

2. FINANCIAL REPORTING AND REVIEW: The Treasurer's Report was accepted, 5– 0. It was noted that all dues had been collected.

August 31, 2025

Operating Account:	5,200.90
Operational Savings:	23,818.09
Reserve Account:	13,585.84
CD from Reserve	79,567.83
Total Funds:	122,172.66

3. BOARD REPORT:

- Sidewalk repairs have begun and the Board is working on a plan to reimburse those that replaced sidewalks on their own.
- The Board will contract with a new insurance company for liability insurance for the AHHA .
- The Community Work Day was a great success.
- The Board declined to get involved with wildlife issues affecting homeowners.
- Jon Brooks will spearhead an effort to clarify Eastview Lane (or E. View Lane) for deliveries and emergency vehicle visits.
- The Board started the work on a budget for 2026.

- Preliminary discussions on CC&R violations (trash cans) were undertaken.

4. COMMITTEE REPORTS:

    - ARC COMMITTEE: Please submit requests or questions to arc@abiquaheights.com. Most requests are handled efficiently and quickly via email.
    - WELCOMING COMMITTEE: The committee has contacted all new residents.

5. UNFINISHED BUSINESS: None.

6. NEW BUSINESS: None.

Next Meeting: October 9 at 645 Shelokum Drive.

5:40 PM Adjournment, 5 - 0.

Todd Ferrell
AHHA Secretary