

3 CW HOA BOD NEWSLETTER 2026

April 2026

Financials:

Operating Account X7105 balance as of 4-30-2026: \$24,291.68
Pre-Reserve Account X7108 balance as of 4-30-2026: \$25,839.28
S. A. Stone Account as of 4-30-2026: \$1,477,365.51

See attached Superior financial reports and financial summary for March 2026.

Old Business: Contractual

1. Motion to approve the repairing of the roofs at 8348 and 8350 Ulster Ct. by J Lugo Services, LLC, Charlotte, NC at a cost not to exceed \$1,450.00. **Approved unanimously during the 3CW HOA BOD Working Meeting of March 24, 2026. Completed.**
2. Motion to approve Lincoln Landscape to replace the storage lot gravel at a cost not to exceed \$6,070.00 and replace white river stone and remove the junipers around the pool at a cost not to exceed \$3,250.00 with a surcharge for fuel of \$110.00. Total cost not to exceed \$9,600.00. **Approved unanimously during the 3CW HOA BOD Working Meeting of March 24, 2026. Schedule TBD.**
3. Motion to approve the renewal of the HOA insurance from Erie Insurance at a cost of \$4,405.00. This is a \$300.00 increase from 2025 to 2026. The BOD agreed to begin to check cost of policies with other insurance companies. **Approved unanimously during the 3CW HOA BOD Working Meeting of March 31, 2026.**
4. Motion to approve payment for Erie Insurance Umbrella Liability Policy for \$2M at a cost of \$1,280.00. The BOD agreed to begin to check cost of policies with other insurance companies. **Approved unanimously during the 3CW HOA BOD Working Meeting of April 14, 2026. Payment pending.**

New Business: Contractual

1. Motion to approve to have 3 of the 6 door painting request be completed by Mountain Ridge after their evaluation of the original 6 doors at a cost not to exceed \$1,000.00. **Approved unanimously during the 3CW HOA BOD Working Meeting of April 14, 2026. Completed.**

New Business: Motions Approved

1. Motion to approve the Ballot for the General Membership Meeting scheduled for May 12, 2026. **Approved unanimously during the 3CW HOA BOD Working Meeting of April 14, 2026.**

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2. Motion to approve the Tabulation Sheet prepared for the General Membership Meeting to be held on May 12, 2026. **Approved unanimously during the 3CW HOA BOD Working Meeting of April 14, 2026.**
3. Motion to approve the updated Petition Process Policy and Procedure effective April 21, 2026. **Approved unanimously during the 3CW HOA BOD Working Meeting held on April 21, 2026.**
4. Motion to obtain legal opinion regarding using official email to announce candidacy for BOD positions. **Approved unanimously via RWM signed by all directors on April 26, 2026.**

Miscellaneous: