

**Renaissance at Trimble Creek
Homeowner's Association, Inc.
General Board Meeting Tuesday, November 18, 2025 – 10:00 a.m.**

Notice: Upon due notice given and received, the meeting of the Board of Directors of the Renaissance at Trimble Creek Homeowners Association was held on November 18, 2025 via Zoom.

Board Member Attendee's:

Glen Clayburn, Trustee
Cori Barnes, Trustee
Kristen Hughes, Trustee
Mike Jones, Treasurer

Homeowners in Attendance:

Bruce Cutler
Lyn Jensen

Call to Order: The general meeting was called to order at 10:04 a.m.

New Business

- a. Budget - Mike Jones has prepared the proposed budget for 2026. He reported that water has increased 3.55%, Ace Disposal increased 5% and is estimating the property insurance may increase this year. He reported that he estimates our water for 2025 will be around \$28,000.00. We had a surplus of \$7400.00 from 2024/2025 due to not having any snow removal. These funds were used to lift the cement in the driveways and sidewalks the total cost was \$8650.00. After discussion by the Trustees and the HOA Board, it was decided to take Mike Jones proposal to increase the HOA fee to \$350.00 per month beginning January 2026. Kristen Hughes made a motion for the increase and Glen Clayburn 2nd the motion. Cori Barnes will notify the homeowners.
- b. Mike Jones recommends that we assign a homeowner to watch over the water/irrigation system this next year and turn off if necessary when rain is in the forecast. Cori Barnes reported that the landscape company was to monitor the irrigation system and when Glen Clayburn notified them to adjust the watering days or turn off completely at the beginning of October they disregarded his requests. Because homeowners are not covered by the property insurance the board determined at the beginning of 2025 that only insured contractors would be able to do work on the property. Bruce Cutler recommend that we could add volunteers to our existing insurance policy so that we could have homeowners insured in case of injury. We will look into adding this to our existing policy.
- c. Reserve account has \$88,700.
- d. Snow Removal Contract-Glen Clayburn and Cori Barnes are waiting for all bids to come in and will finalize this week.

Landscaping:

- a. The landscape contract has been signed for 2026 with Moody Landscape.
- b. Last fall 2025 cleanup will be before Thanksgiving. Glen will reach out regarding trimming the bushes in the community.
- c. It was discussed to consider asking some of the Homeowners to oversee landscaping (irrigation, creek and bushes) in the community in 2026.

Old Business:

- a. Pole Lights on Le Rosier – Cori has reached out to electrician for bid.

Architectural Requests: N/A

Homes for Sale: 9297 South Avignon Place

HOA Committee Members:

- a. Positions to be filled: President, Secretary, Architectural Committee & Social Chair Person.

Next Meeting: The next general meeting will be Tuesday, January 20, 2026 at 10:00 a.m.

Meeting Adjourned: There being no further business to come before the Board of Directors at this time the General meeting adjourned at 10:58 a.m.