

**Renaissance at Trimble Creek
Homeowner's Association, Inc.
General Board Meeting Tuesday, February 24, 2026 – 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 February 24, 2026 via Zoom.

Board Member Attendee's:

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

Homeowners in Attendance:

Bruce Cutler
Ann & Craig Duncan

Call to Order: The general meeting was called to order at 10:01 a.m.

New Business

- a. January 20, 2026 – HOA meeting minutes approved via email. Glen Clayburn approved and Kristen Hughes 2nd the motion.
- b. January 2026 – Financials approved via email. Cori Barnes approved and Glen Clayburn 2nd the motion.
- c. Financial Report – Mike Jones reported that he paid the final invoice for Ikon Landscaping. After paying all the bills our net income for the month was \$1055.95.
- d. Annual Meeting will be April 6, 2026 at 5:30 p.m. Conservation Garden Park. The event will be catered and Lasagna was selected as the main dish. Cori Barnes will mail the invitation and year-end balance sheet to the homeowners.
- e. Reserve Study-Updates in progress waiting on bids from contractors.
- f. Rental Units-In order to make changes to the CCR's we will need 51% of the homeowners to vote on any changes. We need to be vigilant in watching that all renters abide by the rules. If they break any rules we would notify the homeowner immediately. Currently we have one vacant home. The owner is deceased and the family is in probate.
- g. Ann & Craig Duncan reported that they were advised to have cement lifting on their driveway, sidewalk and patio area. This will be addressed this summer when we do the other lifting in the community.
- h. Bruce Cutler reported that if a new bill before the legislature passes, then we won't need to submit the addresses of the trustees, only their names. This registration was required based on legislation passed in 2025. If we don't register as an HOA, then we can't file a lien against any property. The fee for registering is \$95.
- i. Lamp Post next to mail boxes falling over and the light stays on all day long. Kristen Hughes will have Rusty look at it over the weekend and report back.

Landscaping:

- a. Moody Landscaping would like to walk the property with us in the next two weeks.

Architectural Requests: N/A

Homes for Sale: N/A

HOA Committee Members:

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

Next Meeting: The next general meeting will be Tuesday, March 24, 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 10:48 a.m.