Drakes Landing Annual POA Meeting

Sunday June 8, 2026

Held at the pool house @ 5:00 pm

Attendance (15 were in attendance)

The meeting was attended by members of the Board and community residents.

Opening Prayer

Given by Doug Craven

Call to Order @ 5:05 pm
The meeting was called to order by Lisa Carpenter, who then asked Patrick Keenan to provide remarks.

Remarks
Patrick informed the group that President Jamie Duckworth was unable to attend the meeting. On Jamie's behalf, Patrick announced that he intends to run for Vice President of the Board in order to assist Jamie with his responsibilities.

Patrick also reported that a total of nine potholes were repaired at a cost of $1,000.00.

Additionally, Patrick noted that children had been observed in the pool area without supervision. He reminded attendees that all children under the age of 16 must be accompanied by an adult while using the pool.

Secretary's Minutes

Marjorie Stevens provided a copy of the Minutes from June 8, 2025 to all that was present.

Treasurer's Report

Treasurer Lisa Carpenter distributed the Financial Reports and Statement of Fees. She reviewed the following:

- Financial Report for 2025–2026

- Proposed Budget for 2026–2027
- Statement of Fees

Lisa stated that **annual dues will remain unchanged at $850.00**, and there are **no special assessments due at this time**. She also reported that the association remains financially stable, with approximately **$9,000 in reserves**.

Lisa addressed several questions regarding the financial reports. She also discussed home sales over the past three years, noting that:

- One home is currently under construction
- One lot remains available

She advised that bids will be needed in the near future for **road paving**.

Additional questions included:

- **Attorney fees**: Explained as costs associated with legal counsel for liens
- **Developer responsibility**: A question was raised regarding whether the developer is responsible for final paving once 90% of properties are completed
- **Estimates**: Standard practice is to obtain three estimates for each project

Due to insufficient homeowner attendance, the financial statements and proposed budget **could not be approved**.

Gate Report

Chris Talbot (responsible for gate operations) was absent. Lisa reported that:

- Gate remotes will be distributed shortly
- Homeowners needing a remote should contact Chris directly via text

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By-Laws and Management Discussion

Lisa distributed copies of the By-Laws to all attendees and discussed:

- The potential hiring of a **management company** to oversee day-to-day POA operations
- The need for **additional homeowner volunteers** to serve on the Board

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Landscaping Report

Doug Craven presented a landscaping review as of May 2026, based on the Covenants recorded on October 16, 2002.

David Carpenter read aloud sections regarding:

- Trailer restrictions
- Fence specifications

Doug noted that while some properties are well maintained, **several require attention and maintenance improvements**.

Architectural Review and Design

No report was presented.

Board Positions / Elections

Written ballots will be required for the following positions:

1. Pool – Alycia Armbruster
2. Vice President – Patrick Keenan
3. Architectural Review and Design – Open

Additional Business

It was noted that the **Department of Revenue records are not current** regarding officers and Board members and should be updated annually.

Adjournment and Notes

Due to a lack of quorum, no votes or official approvals could be made. The meeting was adjourned following a second motion. A future meeting may be scheduled to address matters pending.