

MINUTES OF DBTS ANNUAL HOMEOWNERS MEETING AUGUST 15, 2026 AT 10:00AM.
POOLSIDE AND VIA ZOOM

1. T. Engel (HOA President) called the meeting to order at 10:10AM then welcomed homeowners.
2. Roll call established quorum with 11 homeowners in attendance or via Zoom with 3 additional with Proxy votes. R. Costello, T. DeCuir, T. Engel, D. Manna (by Proxy), V. Vargas (Via Zoom), S. Palfi, L. Pesterfield (by Proxy), L. Scarpone, G. Robinson, R. Sobel, A. Stokes, S. Stokes, E. Teichert, M. Hart (by Proxy).
3. Proof of notice was provided.
4. Reading of 2025 Annual HOA Annual meeting minutes (August 23, 2025) was waived and minutes were approved.

Report of Officers

- President- T. Engle provided a brief introductory statement.
 - V.P. Finance-E. Teichert-discussed upcoming annual budget for 2026-2027 fiscal year. The FY 2026/2027 annual budget is \$287,820 with \$110,000 for operating expenses and \$177,820 for reserves. The combined total monthly assessments increase for the annual budget is approximately 20%. Operating expenses increased due to many current vendors' fuel surcharges and cost increases, and legal fees budgeted to update CC&R's. Reserves increased primarily due to reimposition of deck reserves which were eliminated in FY 2025/2026. New monthly assessments will increase effective as of October 1st, 2026. The new monthly assessment per unit type are: \$1,172 per units A, \$1,126 per units B, \$1,250 per units C, \$1,330 per units D, \$1,102 per units E.
5. Report of Committees
- Architectural Committee Review-provided by S. Stokes. Discussion of progress of deck repair status including life-safety repairs.
 - Building Maintenance Committee-provided by T. Engle. Termite treatment being reviewed for a community wide approach and schedule. The jetting pipe project for Alta Vista Garage: Estimate was recently approved for scheduling at a cost of \$4,200 for hydro jetting of 5 sewage lines. Pool area shut off valve repair was approved for \$345 and scheduling as soon as possible. Ater shut off to residence will be publicized prior to repair. Drainage in the Alta Vista garage: Proposal approved for \$2,950 and requested for scheduling in August. A request for checking ground faults near and around the pool was made with a recommendation of obtaining an electrician for review.

- Landscape Committee-provided by S. Stokes. No material projects currently under review. The Alta Vista lawn was noted to be in great condition.
 - Pool Committee-provided by L. Scarpone. Estimates for repair on tile, coping and mild concrete work are now available.
6. Inspector of Elections-Cheryl Lemberger was elected as Inspector of Elections
 7. Election of Directors:

Results of Board of Director votes-R. Sobel, T. Engel, E. Teichert, S. Palfi, D. Linane.

Results of Advisory vote on to continue existing process for deck repair. 8 votes voted yes, 7 votes voted no.

8. Unfinished Business-None
9. New Business -. R. Sobel requested copies of invoices from IMG and Legal and would like consideration for outside accounting firm to review DBTS financials.
10. New Business-Next Annual Meeting was set for August 28th, 2027, at 10:00AM.
11. The meeting adjourned at approximately 11:00AM.