

**APPLEWOOD HEIGHTS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 14, 2026**

Attending: Jason Odom, (President); Paul Schoomaker (Vice-President); Scott McIntyre (Treasurer); Preston Badeer (Member-at-Large); Bill German

Also Present: Robyn LaMar (HOA Manager)

I. Call to Order

The meeting was called to order at 6:01 p.m. by Jason Odom and introduced new board member, Bill German.

II. Review Meeting Minutes

Board Meeting minutes from 12/10/2025, 1/7/2026, and Annual Meeting minutes from 3/18/2026 were reviewed. Scott made a motion to approve all 3 sets of minutes; Jason seconded the motion. All approved the motion to accept the minutes as presented.

III. Election of Officers

Jason spoke on the responsibilities of Officer positions.

The following slate of officers were elected for 2026:

President – Jason Odom. Scott made a motion to elect Jason as President. Preston seconded the motion.

Vice-President – Paul Schoomaker – Jason made a motion to elect Paul as Vice-President. Preston seconded the motion.

Treasurer – Bill German. Jason made a motion to elect Bill as Treasurer. Scott seconded the motion.

Secretary – Preston Badeer. Jason made a motion to elect Preston as Secretary. Scott seconded the motion.

Member-at-Large – Scott McIntyre. Jason made a motion to elect Scott as Member-at-Large. Preston seconded the motion.

Chairman – Jason Odom. Bill made a motion to elect Jason as Chairman. Preston seconded the motion.

All members approved the election and slate of officers as stated.

Robyn will schedule a time to meet Bill German at U.S. Bank to add him as a signer on the bank accounts and remove Scott McIntyre as a signer.

IV. Financial Report

The Balance Sheet and Profit & Loss reports were reviewed. Scott reports that an additional \$4,000 is due from homeowners for 2026 Dues. All Ameriprise accounts are closed with all monies being transferred to the U.S. Bank Money Market account. At year's end, the HOA should have approximately \$20,000 remaining in the general checking and money market accounts.

Jason made a motion to accept the financial report as presented. Preston seconded the motion. All voted in favor of accepting the financial report.

V. **Covenant Violations**

Robyn gave a status report on the 3 covenant violations.

Lot #270 10511 Polk St – earthen dam. Robyn continues to bill the homeowner a weekly covenant violation fee with liens being filed every 3 months. Scott still does not consider this a covenant violation and feels this is a neighbor-to-neighbor issue. Paul pointed to the specific covenant that is being violated. After discussion by all board members, Paul will again talk to the reporting homeowner about handling this as a neighbor issue and not a board issue.

Lot #147 6303 S 104th Street – cars stored in driveway. Paul states the cars are still stored in the driveway but seem to be moved around every so often. The board agrees that this should be enough movement to not be considered “stored”. Paul will indicate that this violation has been resolved in Google Sheets.

Lot #259 6632 S 107th Circle – Paul notes that the trailer is now being stored in the driveway but still being “stored outside the garage”. At this point the Board needs to pass a Board Resolution to charge the homeowner a weekly covenant violation fee. Robyn will forward the Resolution to Paul to call for a vote.

VI. **Old Business**

Prior to this meeting, 2 votes were conducted via email.

Landscape – Montemarano Landscapes submitted a proposal for 2026 entrance island maintenance with spring and fall cleanup. Jason made a motion to approve the proposal. Paul seconded the motion. Jason, Paul, Scott, and Bill voted to approve the proposal. The landscape proposal was approved for 2026.

HOA Insurance – The HOA’s insurance for general liability and Directors & Officers insurance was due to auto renew on 4/3/2026. Jason made a motion to approve the renewal. Bill seconded the motion. Jason, Bill, and Paul voted to approve the renewal. The auto renewal was approved.

Perimeter Fence Replacement – Scott gave an update on the fence replacement project. S&W Fence Co started to remove boards and posts on Monday (4/13/2026). If weather holds up, the project should be done in about a week.

VII. **New Business**

Spring Cleanup – This year’s Spring Cleanup is scheduled for Saturday, May 16th at Hitchcock Elementary School. Bill volunteered to coordinate and manage the event this year. Jason, Paul, and Scott are unavailable that weekend. Preston will check his schedule for his availability to help Bill.

Robyn will contact PeopleReady to schedule 3 workers to help homeowners with unloading items.

VII. **Schedule Next Meeting & Adjournment**

Robyn will get everyone’s availability for a meeting in a month and schedule the next meeting.

The meeting was adjourned at 7.06 p.m..

Respectfully Submitted by
Robyn LaMar – HOA Manager