

SANDPOINTE TOWNHOUSES OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
SANDPOINTE CLUBHOUSE
DATE
January 21, 2026

1. Call to Order: Donna Mooser called the meeting to order at 1900 local time.
2. Quorum Established - Present: Donna Mooser, Quinton English, Drew Shy, Zeke Wescott, Lea Fappiano, and Nancy Colaci.
3. Proof of Notice - posted 48 hours before the meeting.
4. Approval of All Open Minutes—Drew Shy motioned to accept all minutes, as presented, from the December 2025 Board of Directors Meeting. Zeke Wescott seconded. All were in favor.
5. Manager's Report - Ryan Morse presented.
6. President's Report - Donna Mooser Presented.
7. Committee Reports:
Treasurer's report – Leah Fappiano
ARC report - Drew Shy
8. Old Business - None
9. New Business – Drew Shy motioned to spend up to \$15,000 to replace one of the HVAC systems in the clubhouse. Quinton English seconded. All in favor.
10. Drew motioned to spend up to \$110,000 to clean all tile roofs and repair broken tiles. Quinton English seconded. All in favor.
11. Quinton English motioned to open the session to the body for discussion, and Zeke Wescott seconded. All in favor.
12. Open Discussion
13. Drew Shy motioned to close the session, and Quinton English seconded. All in favor.
14. Adjournment: Drew Shy moved to adjourn, and Leah Fappiano seconded the motion. All were in favor.

The meeting adjourned 1920 Local Time.