

SANDPOINTE TOWNHOUSES OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
SANDPOINTE CLUBHOUSE
DATE
December 17, 2025

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 11/190/2005) Board of Directors Meeting. Zeke Westcott 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 - Ryan Morse
ARC report - Drew Shy
8. Old Business - None
9. New Business— It is sadness we report the passing Ken Robbins. Drew Shy made a motion to appoint Leah Fappiano as Treasurer, Quinton English seconded the motion, all in favor. Drew Shy motioned to accept the 2026 budget as presented, Zeke Wescott seconded, all in favor. Donna presented surplus from the budget. Drew Shy made a motion to pay an additional \$800,000 to the balance of the roof loan, Zeke Wescott seconded the motion, all in favor.
10. Drew Shy motioned to open the session to the body for discussion, and Quinten English seconded. All in favor.
11. Open Discussion
12. Drew Shy motioned to close the session, and Leah Fappiano seconded. All in favor.
13. Adjournment: Drew Shy moved to adjourn, and Zeke Wescott seconded the motion. All were in favor.

The meeting adjourned 1915 Local Time.