

Sommerville Homeowner's Association Board Meeting
 March 9, 2026, at 7:00 p.m.
 (Meeting held via TEAMS)

Meeting called to order at 7:04 pm. Quorum met: Yes

Board members present: George Altmann (President), Arron Edmonds (Vice-President), Ed Connolly (Member-at-large).

Board members absent: None

Others attending: Judy Hemler (Treasurer), Kristin Wills (Secretary), Carolyn Dawson, Bob Silva, Marci Swanson

February 2026 BOD meeting minutes reviewed by all board members via email and approved unanimously

Submitted Financial Report below for 2/1/2026 - 2/28/2026 presented to the board by Judy and moved to approve by George with Ed seconding

**Income and Expense Statement
 February 2026**

Langley Federal Savings

2/1/2026 Beginning Balance	\$ 25.00	
Income		
Total Income	-	
Expenses		
Total Expenses	-	
2/28/2026 Ending Balance	<u>\$ 25.00</u>	

Langley Federal Checking

2/1/2026 Beginning Balance	30,972.52	
Income		
	510.00	2025 July-December semi-annual assessments collected
Total Income	510.00	
Expenses		
	(446.54)	Pond Maintenance - Solitude Lake Management - Monthly Maint Fee
	(75.00)	Recurring withdrawl Intuit Quickbooks Subscription
	(1.50)	Intuit fees
	(429.74)	Utilities - Dominion Energy
	(2,851.66)	GreensKeepers Landscaping monthly service fee
Total Expenses	(3,804.44)	
2/28/2026 Ending Balance	<u>\$ 27,678.08</u>	

Langley Federal Money Market

2/1/2026 Beginning Balance	10,862.68	
Income		
2/28/2026	0.42	Deposit Dividend Annual Percentage Yield Earned 0.05%
Total Income	0.42	
Withdrawals		
Total Withdrawals	-	
2/28/2026 Ending Balance	<u>\$ 10,863.10</u>	

Income and Expense Statement February 2026

Langley Federal Certificates of Deposit

Reserve Fund CDs

2/28/2026	19,774.55	24 Month CD 8001 - Deposit Dividend 3.75% APY Earned
2/28/2026	19,731.88	36 Month CD 8002 - Deposit Dividend 3.60% APY Earned
2/28/2026	19,706.33	48 Month CD 8003 - Deposit Dividend 3.51% APY Earned
2/28/2026	26,015.61	12 Month CD 8004 - Deposit Dividend 4.30% APY Earned
2/28/2026	13,269.72	9 Month CD 8005 - Deposit Dividend 4.00% APY Earned
2/28/2026	19,854.81	48 Month CD 8006 - Deposit Dividend 3.61% APY Earned
Total CDs - Reserve Funds		\$ 118,352.90

Total Reserve Funds \$ 129,241.00
Savings + money market + reserve fund CDs

	Interest Earned YTD	Maturity Date	Current Asset Non-current Asset (More than one year until available)
Business MM Savings	\$ 0.89		
8001	\$ 117.43	9/20/2026	
8002	\$ 112.43	9/20/2027	
8003	\$ 109.45	9/20/2028	
8004	\$ 176.56	3/21/2026	
8005	\$ 83.91	5/22/2026	
8006	\$ 113.46	9/13/2029	
	\$ 714.13		

Treasurer Report – Judy Hemler

Judy noted that the GreensKeepers expense reflects January and February Account balances as of 28 FEB 2026

- Checking - **\$ 27,678.08**
- Reserve Funds Total - 129,241.00
 - Savings (mandatory @ LFCU) - \$ 25.00
 - Money Market - \$ 10,863.10
 - Reserve Fund CD's - \$ 118,352.90
- Jul – Dec 2025 dues updates- 8 homes are still outstanding. Judy will reprint invoices with late fees attached and send out via certified mail. Judy and the board discussed tightening up the notification window for missing payments, and any invoices remaining unpaid through March will be referred to the attorney once certified delivery confirmation is received.

**** ANNOUNCEMENT INSERT****

If you are not receiving your semi-annual June 1 and December 1 invoices for HOA dues or would like to receive your invoice electronically, please email the Board at sommervillebod@gmail.com so we can update your preference and receive your payment within the 30-day period to avoid fees.

- Jan – Jun 2025 dues for foreclosed Sir John Way: Since closing, Judy has received 2 checks (one from HUD, and one from the realtor) and will follow up on them both.
- CD 8804 is set to mature 3/21/2026. George will reach out to Langley FCU to advise on terms for best rate renewal.
- Cincinnati Insurance is coming due 3/20/2026 for \$3749 (\$3766 last year). The board approved the renewal
- Judy is actively working with Ann Black with Black Marlin, CPA regarding getting 2023 and 2024 taxes caught up.

Committee Reports

ARB updates – Greg Fisher

- Approvals: Verified that received approvals are being forwarded to Greg.
 - 301 Sommerville: Has a request been sent or is one needed for the work they are doing?
- Home Sales:
 - None reported
- Compliance:
 - The SHA BOD is currently addressing the following issues, all of which are in various stages of resolution:
 - Sheds: 3
 - Trailers/Campers: 5
 - Maintenance & Upkeep: 4
 - Boats: 2
 - Fences: 1
 - Unregistered/inoperable vehicles on property: 1

Welcoming – Frank Lane

- Nothing reported

Neighborhood Watch – Frank Lane

- Observations of unsafe e-bike/scooter/go-kart operations should be addressed with YPSO

Hospitality – Cheryl Barnard & Jeanne Grinnell

- Yard sale/Picnic update: Tentative date has been set for Saturday, June 6 and will be advertised via social media.
- Arron will help coordinate this with Cheryl and discuss possibly doing it pot-luck style this year with planning for roughly 40 people.
- Carolyn has some leftover supplies and the signs used last year.

Beautification – Joyce Frink

- Nothing reported
- Ed questioned if anything could be done to help clean up the end of Sommerville Way near the nature area entrance to make it look nicer. Idea to put out a neighborhood call for help if the board decides to pursue. Whatever work done to the area can not impede drainage though.

Board Business

Pond Maintenance:

- George reports that the last inspection of the pond was good.

Sprinkler Maintenance:

- Nothing reported

Grounds Maintenance:

- Median mulching was completed
- Light post in second median was removed due to a rusted base. The board agreed to replace the light pole with one that has a weatherproofed outlet at the base for holiday decorations.
- Brian with Monarch Electric will proceed with the replacement.

Other Board Items

- The board held an executive compliance meeting on March 2, 2026 at 7pm.
 - A detailed working list of all active violations was presented and discussed for follow up.
- Sir John Way sinkhole repair updates- the work has not been done as we were told. Arron will follow up with the county and request new timeline.
- No new updates regarding the development of land behind Sir John Way.
- The board discussed drafting a spring letter for all residents to assess their property's condition and encourage clean-up/repairs to unsightly maintenance to be dispersed electronically via email.

Community Concerns

- Nothing reported

Next Meeting– Monday, April 13, 2026 at 7 pm via TEAMS. A link will be emailed and posted to the neighborhood FB page.

Meeting Adjourned at 8:46 pm.