



Dowell Farm Meeting Minutes

Date: September 25, 2025

Meeting called to order at: 7:00 pm

Meeting adjourned: 8:00 pm

Members present

- Cassandra Daniels – President
- Richard Meijome – Vice President
- Jo Fleshood – Treasurer
- Wesley Donaldson – Secretary

Regular Session

- The HOA's Zelle payment account has been set up and is currently in testing for future HOA dues collection.
- The board noted concerns about gaps in monthly financial reporting from the accounting provider and is reviewing the issue.
- The board is gathering information on original home paint colors to support consistency in exterior updates across the community.
- Discussions continue around offering flexible options for homeowners to meet painting requirements, such as updating the front and trim in cases where a full repaint may not be feasible.
- The board is preparing a "hold-the-date" notice for the Annual Meeting in December. The meeting agenda will include:
 - Discussion of ongoing challenges with board member participation
 - A proposal to raise annual dues by \$25 to maintain financial stability

- Initial planning continues for the 2026 operating budget. The board noted that reserves are being drawn down and a modest dues increase may be required to break even.
- Community movie night planning is underway.
- Retention pond cleaning was successfully completed in August.
- The board is awaiting final cost estimates for planting natural fencing along the Phase 1 perimeter.
- Cybersecurity insurance coverage is under review as part of risk management planning.