



NHLHA Board Meeting Minutes

Call to Order

Date: Wednesday, August 5, 2026 · 7:00 PM

Meeting type: Regular board meeting

Members Present

- Chris Wanczyk, President
 - Hal Grossman, Vice President
 - Paula Whisman, Treasurer
 - Jef Miller, Secretary
 - Ron Addison, Member
 - Todd Boyer, Member
 - Cindy Henderson, Member
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I. Committee Reports

Welcome Committee

- Welcome basket program ongoing; reported as well received by residents

Grounds Committee

- Irrigation system update:
 - New timer and casing installed
- AT&T installation update:
 - contractor confirmed return visit to bury cables, reseed, and restore affected lawns
 - Contractor offered to address individual neighbor lawn damage resulting from installation work
- Landscaping Bids:
 - Three bids were reviewed for the front entrance bed renovation.
 - Landscape committee authorized to select vendor and proceed at their discretion within approved budget.
 - Sign painting planned to happen during the landscaping work.

MOTION: Todd Boyer moved to authorize the landscape committee to approve a landscaping contract not to exceed \$7,500.

SECOND: Ron Addison

VOTE: Approved

Newsletter & Website Committee

- Latest newsletter draft approved; single page, double-sided, proofread and ready for print.
 - Todd Boyer to print
 - Distribution to occur by board members door-to-door before annual meeting
- Sign-up form to be hosted at northholidayhills.com/signup
 - Collects name, email, optional phone, and address for verification.
 - Mailchimp integration confirmed; opt-ins available for newsletter, neighborhood registry, and neighborhood events.

II. Neighborhood Announcement Signs

Sign Frames & Design Options

- Two multi-purpose sign options and three design layouts presented for use at neighborhood entrance for annual meeting:
- *Chalkboard option*: flexible and reusable; estimated \$120 for two; susceptible to rain damage.
- *Enclosed metal frame with printed inserts*: waterproof; estimated \$200 total including printed inserts.
- Placement agreed: corner location between sidewalk and street for maximum visibility
- *Board consensus*: enclosed metal frame selected; the inserts to use design with large, high-contrast text for legibility

MOTION: Jef Miller moved to authorize the approval of a \$200 budget for sign purchases and printing.

SECOND: Hal Grossman

VOTE: Approved

III. Financial Report

The Treasurer presented the following:

- Bank reconciliation is complete through July 2026.
- One unattributed deposit of \$1.50 noted; likely legacy checks deposited during transition
- Current cash balance is ~\$14,350.
- Dues collected: approximately 54% (99 of 183 homes).

IV. General Discussion

Neighborhood Dues

- Due date to be standardized; proposal to set January 1 open date with April 1 deadline discussed and supported

Annual Meeting Guests

- Spring Lake Township Supervisor Jerry Rabadeau confirmed to attend the annual meeting
- Board discussed inviting an AT&T rep to attend; potential for group discount discussion with residents
 - Action assigned to follow up with AT&T regarding attendance

Insurance

- HOA insurance lapsed in 2024; previously held with Lighthouse Group
 - Lighthouse Group now operating under Aurora; contact re-established
 - Two alternative quotes received at approximately \$2,000/year
 - Board noted importance of directors and officers (D&O) coverage
 - Awaiting revised quotes before further action

VI. Next Meeting

The board set the next board meeting for **Sept 19, 2026, the annual neighborhood meeting.**

Adjournment

The meeting was adjourned at 8:15pm.

Respectfully submitted,

Jef Miller, Secretary
North Holiday & Lake Hills Homeowners Association