



- I. **CALL TO ORDER:** The meeting was called to order at 6:19 p.m. by President Jason Iken after announcing that quorum was not met for the Annual Meeting scheduled for 6:00 p.m.
- II. **ESTABLISH QUORUM OF THE BOARD:** A quorum was established for the Board of Directors meeting. Jason Iken, Wayne Modgling, Larry Eggenberger, Dennis Belton, and Kelsey Heath were present. Deby Carlin was in attendance via Microsoft Teams. Approximately 4 residents, and Jason Stravoski with RISE Association Management.
- III. **ADOPTION OF AGENDA:** President Iken asked for a motion to approve the meeting agenda. Kelsey Heath motioned and Wayne Modgling seconded the motion, and the motion carried.
- IV. **APPROVAL OF PRIOR MEETING MINUTES** President Iken asked for a motion to approve the August minutes. Larry Eggenberger motioned, and Kelsey Heath seconded the motion. The motion carried.
- V. **FINANCIAL REPORT** Mr. Stravoski presented the July 2025 financials and discussed the bank balances and expenditures that were within range. A brief discussion was also held about the 2026 budget cuts.
- VI. **COMMITTEE REPORTS**
Social Committee updates were discussed.
Website Committee Larry will continue to add project and voting information.
- VII. **NEW BUSINESS** Discussed was the upcoming special assessment fence voting, tree trimming at the main entrances and getting the community engaged in community activities.
- VIII. **HOMEOWNER FORUM** Owners were present during the meeting and asked questions before the board.
- IX. **THE OPEN SESSION CONCLUDED AT 7:40 p.m., AND THE BOARD MOVED TO EXECUTIVE SESSION** Matters considered included deed restrictions, delinquencies with the attorney, homeowner balances, and PMG final invoicing.
- X. **EXECUTIVE SESSION SUMMARY AND VOTING** No actions were taken just follow ups for RISE.



Jamestown Colony Homeowners Association, Inc.

Board of Directors Meeting Minutes

Thursday, September 11th, 2025, at the conclusion of the Annual Meeting

XI. **NEXT MEETING:** October 9th, 2025, at 6:00 p.m.

XII. **ADJOURNMENT:** The meeting was adjourned at 8:49 p.m.

Secretary/Managing Agent

Authorized Signer

Date