

EFHOA ANNUAL MEETING AGENDA ASSESSMENT APPROVAL VOTE & BYLAW AMENDMENT VOTE

Location: Holy Cross Lutheran Church -1200 Foxfire Drive

Date: October 13, 2026

Time: 6:00 pm

Greeting and invocation by Pastor Michael Hafer – Holy Cross Lutheran

I. BYLAWS AFFIRMATION MEETING

Requires a separate meeting called specifically to approve any changes in bylaws. Meeting requires a 20% membership quorum (86 members) either online, in person, or by proxy submitted to the management office.

- a. Report by Bylaws Review Committee (Thommy McGowan-Co-Chair and David Martin)
- b. Vote on Approval of Updated Bylaws
- c. Adjournment of Special Meeting

II. ASSESSMENT APPROVAL MEETING

Requires a separate meeting to specifically approve a one-time \$300 assessment per property to fund selected capital projects. Requires a quorum of 270 members, either online, in person, or by proxy. Approval requires 174 votes, either online, in person, or by proxy submitted to the management office

- a. Reading of Board Request Notice.
- b. Vote and Announcement of Results

III. ANNUAL MEETING AGENDA

- a. Introduction of Board (David Higdon)
- b. Approval of 2025 Annual Meeting Minutes (Shelby Jaedicke)
- c. State of the HOA (Cara Pampell)
- d. Financial Report of Audited 2025 Financials (Frank Buffa)
- e. Cost control initiatives and volunteerism (Jason Jaggars)
- f. Pool Update to Include Review of Upgrades, Costs, and Enforcement of Pool Rules. Community Responsibilities. (Patricia Burchfield / Elaine Everett)
- g. Flood mitigation project update (David Higdon)
- h. Election of Board members (Suzan Reed / Caeli Mailman / Shelby Jaedicke)
 - 1) Candidate presentations
 - 2) Floor nominations
- i. Q&A from Submitted Cards
- j. Call for Volunteers
- k. Move for Adjournment