

## **HURSTBOURNE SPRINGS BOARD MEETING**

**October 23, 2025**

**4:00 p.m.**

In attendance: Jim Addams, Tracy Geiger, Debbie Lovell, Chuck Miller, Steve Miller, Judy Nesbit, Ralph Piercy, Lisa Thieneman (Mulloy Properties).

Chuck opened the meeting at 4:00 p.m. with the approval of the September minutes. Steve made a motion to accept them, Tracy seconded, and all approved.

### **Clubhouse**

Debbie reported that the clubhouse is not presently rented.

Also, as mentioned at last month's meeting, the ramp at the back of the clubhouse needs to be sealed. Chuck will contact Jack to do this as soon as possible.

### **Financials**

Steve reported that a CD at Guardian is maturing on 11/3/25. He and Chuck will research where it should be moved to get the best rate.

We discussed the Balance Sheet dated 9/30/25 and the Statement of Operations for the nine months ending 9/30/25.

Ralph questioned whether we should move a portion of the money from the operating fund into a CD. The Board agreed that \$100,000 should be moved. Chuck and Steve will look into finding the best rate.

### **Landscaping**

Debbie has forwarded the newly revised Landscaping Policy Statement and Landscaping Request Form to Lisa. She will send these documents along with a cover letter to all homeowners by the first of November.

### **Maintenance**

There is still an issue with two sinkholes in the community. Jack will address these immediately.

### **Pool**

As reported in the September minutes, the pool appears to have a leak and, as stated last month, a leak detection company was contacted. A dye test was done and no leak was

found, and all piping was okay. This issue will need to be addressed again before the next pool season.

Chuck discussed the fact that there are issues with the pool computer system and it appears to be with sensors. He reported that a new computer would be approximately \$3500 while the two defective sensors would be \$1000. The consensus is to purchase the two sensors. This expense will be in next year's budget.

**Lisa**

Lisa will send a notice of the next budget meeting and a copy of the budget to all homeowners. **The meeting is Monday, December 8, at 6:00 p.m.** These will go out around November 13.

Lisa will also include information suggesting that homeowners may want to contact their insurance companies regarding adding loss assessment to their policy. This would be to protect themselves from any possibility of loss assessments due to the increase in the deductible in the recently attained new community insurance.

**FYI:** Chuck was recently approached to see if our community is interested in implementing a Neighborhood Watch program. The present community representative can no longer head it up. If anyone is interested in being involved in this please contact

Tracy Geiger at 502-298-7776.