

Abacus Homes HOA
Board Meeting Notes
May 12 2026
Second Tuesday of the month
7:00 PM
Location: Clubhouse

The regular board meeting of Abacus Homes HOA was held on Tuesday, May 12 2026, at 7:00 PM in the clubhouse. The meeting was opened by Board President Linda Carver. Board members present were Linda Carver, Mark Jensen, Teresa Molina, and Robert Hill. Property manager Angela Brooks was also present. Several homeowners attended and participated in the discussion.

The board explained that this was a test-drive meeting for the new Color Minutes system and that the community would begin organizing meeting topics in a clearer way for residents.

1. Roof Replacement Planning

The first topic was the possible replacement of the roof on the main clubhouse and maintenance building. Property manager Angela Brooks reported that the roof is showing visible wear, especially near the west side gutters and around several flashing areas. There have not been major leaks yet, but recent inspections show that repairs may only delay a larger replacement.

Mark Jensen said the association should start collecting formal estimates now instead of waiting until water damage appears. Teresa Molina agreed and said that if the roof needs to be replaced within the next year or two, owners should know early so the board can plan the budget responsibly.

Robert Hill asked whether the roof replacement would require a special assessment or could be handled through reserves. Angela said the reserve balance needs to be reviewed before the board can answer that question. The board agreed to request at least two roofing estimates and a reserve impact review before making any decision.

2. Pool Water Replacement Discussion

The second topic was changing the water in the community pool. Angela said the pool service company recommended a full water replacement because the water chemistry has been harder to balance and the water quality has not stayed consistent after recent service visits.

Linda Carver said the board should take the recommendation seriously because the pool is one of the most used amenities in the community. Mark Jensen said fresh water may reduce repeated chemical adjustments and could improve the appearance and comfort of the pool.

Two homeowners spoke against changing the pool water at this time. David Novak said the pool looks acceptable to him and he does not think the association should spend money before there is a clear safety problem. Maria Santos said water replacement could be wasteful and asked whether additional treatment options had been considered.

Angela said the pool company can provide a written explanation of why replacement is recommended, including cost, timing, and whether other treatment methods would be less expensive. The board agreed to carry this topic forward to the June 9 2026 meeting before making a final decision.

3. Pool Maintenance Cost Review

The third topic was the current pool maintenance cost. Robert Hill asked whether the association is spending more than expected on pool chemicals and service calls. Angela said there have been several extra service visits during the spring because the water has required additional balancing.

Teresa Molina said the board should review whether repeated smaller service costs may be higher than replacing the water once. David Novak again said he wants to see actual numbers before supporting the change. The board agreed that Angela will bring the pool company's written recommendation and a summary of recent pool service costs to the next meeting.

4. Resident Communication About Large Projects

The fourth topic was how to communicate larger maintenance projects to residents. Linda said residents should not first hear about roof replacement or pool work only after a decision is made. She suggested that the board provide plain-language updates explaining what is being considered, what is not yet decided, and when residents can expect the next discussion.

Mark Jensen said this is exactly why the association is trying Color Minutes. He said topics like roof replacement and pool water can be misunderstood if residents only see short formal minutes. The board agreed to publish a clear summary after the meeting.

5. Landscaping Condition Around Pool Area

The fifth topic was landscaping near the pool and clubhouse walkway. Teresa Molina said several shrubs look overgrown, and mulch near the pool entrance is faded. Robert said this is not urgent but affects the appearance of the community. Angela said she will ask the current landscaping contractor for a spring cleanup update.

The board did not vote on changing landscapers at this meeting, but agreed that landscaping should be reviewed more closely in June.

Summary of carry-over items:

- Pool water replacement will continue at the June 9 2026 meeting.
- Pool maintenance costs and written pool company recommendation will be reviewed in June.
- Roof replacement estimates will be requested and discussed again when available.
- Landscaping condition will be reviewed again in June.

The meeting adjourned at 8:21 PM.