

7. Ratified Electronic Decision to Accept Grant Advisory Committee's November 11, 2025, Recommendation to Fund Renewal Childrens Catastrophic Fund Grant Request in the Amount of \$2,500.00 to the Family with Account #00134-4354(BG).
8. Ratified Electronic Decision to Accept Grant Advisory Committee's November 17, 2025, Recommendation to Fund Renewal Childrens Catastrophic Fund Grant Request in the Amount of \$2,500.00 to the Family with Account #00131-3932(OS).
9. Ratified Electronic Decision to Accept Grant Advisory Committee's November 21, 2025, Recommendation to Fund Renewal Childrens Catastrophic Fund Grant Request in the Amount of \$2,500.00 to the Family with Account #00126-7282(CL).
10. Ratified Electronic Decision to Accept Grant Advisory Committee's December 2025 Recommendations to:
 - a. Fund Grant Request in the Amount of \$32,006.54 (pulled from the remaining \$33,079.13 of seed money) to Alyssa Ferguson Elementary School for Bike Parking Area Expansion.
 - b. Fund Renewal Childrens Catastrophic Fund Grant Request in the amount of \$2,500.00 to the family with account #00142-0414(CH).
 - c. Fund Renewal Childrens Catastrophic Fund Grant Request in the amount of \$2,500.00 to the family with account #00142-0414(KH).
11. Ratified Electronic Decision to Approve Potential Foreclosure Action on 3 Properties: Account Numbers 00134-9469, 00141-8293 and 00132-7724 (January 2026).
12. Ratified Electronic Decision to Approve Adjustment to Parkway Place Reserve Fund Contribution.
13. Ratified Electronic Decision to Approve 2026 SCA Board of Directors Meeting Schedule.

4. **CONSENT AGENDA ITEMS**

1. Acknowledged Advance Receipt of Board Package.
2. Appointed 2026 SCA Board of Directors Members and Officers-*the SCA Board of Directors appointed Jimmie Jenkins as Board President; Alvin San Miguel as Board Vice President; and Steven Brumfield as Secretary/ Treasurer.*
3. Approved 2026 Swimming Pool Hours-*The SCA Board of Directors approve the 2026 Pool Hours.*
4. Appointed 2026 Committee Members, Chairs and Vice Chairs:
 - a. Finance Advisory Committee-*Bilesh Ladva, Fred McGhee, Andrew Mishaga, Jamyla Mitchell, Vipul Parikh, Scott Rasmussen, Pritesh Shah, Chris Wetmore and Gary Yuen.*
 - b. Gated Neighborhood Committee: *Fox Bend-George Flint and Saral Patel.*
 - c. Hearing Advisory Committee-*Andrew Barry (Vice Chair), Lee Kennihan, Ezekiel King, Ramona Mishaga (Chair), Scott Rasmussen, Heidi Reese and Frank Welsh.*
 - d. Landscape Committee-*Nancy Brock, Casondra Burkley (Co-Chair), Christi Chrisman, Christine Gimm, LaTrina Kingsbury, Sharon Meeks, Nurith Schonberger, Ernest Stalnakar, Adrienne Streckfus (Chair), Londa Wright and Chairmaine Yarbrough.*
 - e. Modifications Sub-Committee-*Judy Barr, Keith Griffin (Chair), Byron Polk, Truitt Raun, Andrew Richards (Vice Chair), Pete Saulino and Chairmaine Yarbrough.*
 - f. Neighborhood Advisory Committees:
 - i. *Parkway Place-Mueen Olajobi, Cecil Sabu and Dane Vontobel*
 - ii. *Sienna Townhome Area-Kristi Butler, Michele Campbell and Jocelyn Lewis*
5. Acknowledged 2025 Annual Meeting Minutes.
6. Set 2026 SCA/SRA Annual Meeting Date as Tuesday, November 10, 2026, and Confirm Meeting Format as Virtual.

A MOTION WAS MADE to approve the consent agenda (On motions duly made, seconded and carried, the motion was passed)

5. ACTION ITEMS

a. Financial Reports

- i. *Review Preliminary December 31, 2025, Financial Reports*-M. Dei presented the financial statements and answered Board questions.
- ii. *Update on 2025/2026 Collections*-M. Dei reported that for 2025, SCA is 96.9% collected; and for 2026, SCA is 65% collected.

A MOTION WAS MADE to approve the December 31, 2025 SCA financials. (On motions duly made, seconded and carried, the motion was passed)

- iii. *Approved Allocation of Estimated Excess 2025 Operating Funds*-M. Dei stated that SCA had ended the 2025 fiscal year with excess operating income. He proposed the excess in the SCA operating fund be transferred to the capital projects fund; the gated neighborhood and special service areas' excess income be transferred, partially, to their respective reserve funds; and that all other excess income may stay within its respective fund. He answered Board questions.

A MOTION WAS MADE to transfer \$1,005,456.00 from SCA operating to capital projects fund; to keep \$317,171.00 in SCA reserve fund; to keep \$238,320.00 in the CEF fund; to transfer \$9,272.00 out of Fox Bend operating fund to its reserve fund; to transfer \$51,731.00 out of Parkway Place operating fund to its reserve fund; to take no action with the Forest Landing income; and to transfer \$9,082.00 out of Sienna Townhomes operating fund to its reserve fund. (On motions duly made, seconded and carried, the motion was passed)

- iv. *Reviewed Summary of Grants*-D. Ippoliti presented the current Summary of Grants and answered Board questions.

- b. Approved Establishment of Patrol Services Task Force and Approved Charter-D. Ippoliti stated that an evaluation of the current supplemental patrol service is a part of the 2026 Business Plan due to consistent concerns expressed by residents and staff. The Patrol Services Task Force will be comprised of MUD and Village Representatives, with the goal of all Villages having representation. The group's aim will be to evaluate the current service against possible alternatives. A recommendation will be presented to the Boards at their 2nd quarter meetings. The Board asked that the charter be amended to include the verbiage: "Board may remove committee members with or without cause".

A MOTION WAS MADE to approve the establishment of the Patrol Services Task Force and to approve the related Charter, revised to include the verbiage, "Board may remove committee members with or without cause". On motions duly made, seconded and carried, the motion was passed)

c. Approved Contractors and Authorized S. Denton to Sign Contracts For:

- i. *Reserve Study Services*- M. Dei outlined the process undertaken in the request-for-proposal sent for reserve study services and reported that 2 of 7 providers were able to meet most of our minimum requirements. He stated that the Board will see a recommendation (for electronic approval in the near future) on which of the two best fits the needs of the Associations.

Member Input Time was closed at 9:35am.

- ii. *Sienna Oaks Contractors*-A. Peal reported that, with the new Sienna Oaks Clubhouse on track to open in March, 2026, the scope of some existing contracts will broaden. He outlined those changes and noted that, while all were incorporated into the 2026 SCA budget, the Board is being asked to acknowledge the coming expense increases due to the collective amount of dollars. The Board did so acknowledge.
- iii. *Sienna Oaks Café Lease Agreement*-L. Cox presented the primary terms of the lease agreement between the Association and the proposed operator and answered Board questions. She also noted that agreement is still under review by the proposed operator and will then undergo review by the Association's legal counsel. Once a final agreement has been prepared, it will be sent to the Board electronically.

A MOTION WAS MADE to authorize S. Denton to execute the final version of the Sienna Oaks Café Lease Agreement, contingent upon review by the Association's attorney. **(On motions duly made, seconded and carried, the motion was passed)**

d. Discussed/Adopted Policies:

- i. *Revised Construction Deposit Policy*-D. Roberts explained that this policy had been revised to update the stated purpose to include verbiage that states that the modification must be completed in accordance with approved plans; and to note that refunds would be issued via credit card only.

A MOTION WAS MADE to approve the revised Construction Deposit Policy. **(On motions duly made, seconded and carried, the motion was passed)**

- e. Other Action Items-S. Denton stated that there were no other action items on which to report.

6. NEW BUSINESS

- a. Childrens Catastrophic Fund – Long Term - S. Denton reported that this item had been removed from the agenda.
- b. Discussed Association's Role in Non-Association Business - S. Denton stated that a Board Member had asked that this subject be discussed, based upon the recent experience of many residents and the Associations with Ezee Fiber's construction efforts in the community. She stated that, historically, the Association Staff has encouraged residents to reach out directly to the party with the proper authority, related to the concern. After discussion, the Board agreed no change to the current approach is needed.
- c. Other New Business-There was no other new business on which to report.

7. UPDATES ON OLD BUSINESS

- a. Pool Task Force Recommendations-A. Peal reported that the Pool Task Force had met and discussed the 2026 Pool Schedule and recommended Swim At Your Own Risk hours at Brushy Lake, Steep Bank and Sienna Oaks pools. They also recommended adjustments to the operating hours at Steep Bank Pool to accommodate parents with young children. The 2026 Pool Schedule approved by the Boards previously (via email) reflects these recommendations. A. Peal also stated that the task force will reconvene in summer 2026 to discuss the 2027 Pool Schedule.

A MOTION WAS MADE to approve the Pool Schedule Task Force recommendations, including reconvening in summer 2026 to plan for 2027. **(On motions duly made, seconded and carried, the motion was passed)**

- b. Sienna Community Park Update-A. Peal reported that Phase I of the Sienna Community Park is scheduled to be completed by the end of February, within budgeted funds. He then presented information on Phase II of the park, which will include the permanent restroom facility, playground (with its associated equipment) and parking.
- c. 2026 Business Plan Update-L. Cox shared an update of the 2026 Business Plan activities underway in the first 2 quarters of the year.
- d. Other Major Projects Underway for 2026-There are no other major projects on which to report.
- e. Developer Update-A. San Miguel provided a developer update.
- f. Other Updates-S. Denton stated that there are no other updates on which to report.

J. Jenkins asked to adjourn into Executive Session at 10:13am.

A MOTION WAS MADE to call the Executive Session meeting to order. (On motions duly made, seconded and carried, the motion was passed)

During the Executive Session, collection and other executive session matters were discussed.

J. Jenkins asked to adjourn the Executive Session and reconvene the Regular Session at 10:19am.

A MOTION WAS MADE to adjourn the Executive Session and reconvene the Regular Session. (On motions duly made, seconded and carried, the motion was passed)

8. RECONVENE INTO REGULAR SESSION

a. Report of Executive Session Action-

- o Collection Matters-The Board authorized 3 accounts (account numbers: 00142-8209; 00141-7841 and 00128-6344) to be sent to the attorney for potential legal action.
- o Other Executive Session Matters-The Board was provided an update on other litigation matters. No action was required.

A MOTION WAS MADE to take action reported above from Executive Session. (On motions duly made, seconded and carried, the motion was passed)

The Regular Session meeting was adjourned at 10:21am.

Prepared by: 
Sandra K. Denton, General Manager

Approved electronically on Feb. 23 2026, by the Board of Directors.

Approved by: 
Jimmie F. Jenkins, President