Grassy Creek at Mt. Harris Owners Association Annual Meeting Minutes

January 8th, 2026, at 10:00 AM via Zoom

Call to Order

The meeting was called to order at 10:05 AM.

Establishment of Quorum

Owners Present: Mark Otis Humphrey, Danny Huber, Randy Nelson, Norwell Coquillard, George Adrian, Kenneth Clark, Madison Feldman representing Robert Feldman, Tim & Annie Wohlgenant, Tini Haskell, Cassie Haskell, Wayne Maurer, Donnie Wilson

Owners Represented by Proxy: Michael & Gloria Walters, Andrew & Ann Bechtel, Walt & Theresa Oleski

Others Present: Andrea Wilhelm and Gabby Ceballos, Commercial Property Group

With more than 40% of the owners present or represented by proxy, a quorum was established.

Approval of Prior Year Annual Meeting Minutes

With no comments or requests for revisions, Donnie Wilson made a motion to approve the prior year Annual Meeting Minutes. Norwell Coquillard seconded the motion, and all present were in favor.

Year-to-Date Financials

Andrea presented the year-to-date 2025 financials reporting a positive revenue variance from DRB submissions and fees. Administrative expenses were on target, including $1K of savings in legal fees. Repairs and maintenance exceeded the budget slightly ($32K actual vs. $30K budgeted), but overall, the net income still reflects a $5K surplus with interest earnings. The Association collected $18K in reserve dues, used no reserve funds for capital projects, and contributed the aforementioned $5K to Reserves. Total assets are approximately $170Kwith $40K in DRB deposit liabilities, leaving $135K designated for Capital Reserves at year end. Andrea proposed shifting fund to a CD account for 1% higher interest earnings and the Board agreed to discuss it after the meeting.

2026 Budget

Andrea presented the 2026 Budget, noting that the Board had previously approved a dues increase to address rising expenses and help avoid a potential special assessment in the future. Operating Dues will increase to $1,230 per lot, and Reserve Dues will increase to $770 per lot. Administrative expenses remain largely unchanged, with a modest $500 increase for inflation. Weed spraying, mowing, and snow removal expenses were increased, resulting in an overall $5K rise in operating expenses. In response to a question regarding higher snow removal costs, Andrea explained that increased construction has expanded the total road mileage requiring plowing. Mark Otis Humphrey added that two additional roads are now being plowed, requiring more frequent plowing sessions. Andrea also confirmed that any use of larger snow removal equipment would be shared equitably among all lots. Tim Wohlgenant motioned to approve the 2026 Budget as presented, Randy Nelson seconded the motion, and all present voted in favor.

Board Member Elections

The seats held by Mark Otis Humphrey, Toni Haskell, and Donnie Wilson were up for election for two-year terms and all three were willing to serve again. The floor was opened to nominations and volunteers and no nominations were made. George Adrian motioned to re-elect all three Board members by acclamation, Randy Nelson seconded, and with no opposition, the three incumbents were re-elected by acclimation.

Other Business

Road Maintenance

Tim Wohlgenant inquired about the Capital Reserve Schedule and future road projects. Andrea explained that the Association performs annual crack filling and uses NWCC for periodic road evaluations. In 2025, the Board declined a costly $10K full analysis with core sampling but will request a basic review in 2026 to help determine the timing of seal coating or more extensive patching or sub-base work. An overlay may be needed in the future, though limited traffic could extend road life with is now at roughly 20 years since installation. Treatment options and costs were discussed, including seal coating and chip sealing, and it was noted that the road system totals approximately 5.5 miles.

Mark Otis Humphrey noted that patching will be needed this year after heavy construction traffic, expressed satisfaction with current road maintenance, and identified a few missed areas to review with the contractor. Mark also noted that the gate needs repairs, and Andrea agreed to obtain a quote.

Update on New Construction Projects

Mark Otis Humphrey provided construction updates from property owners. He reported that he is building a 4,000-square-foot home, which will be listed for sale upon completion. Randy Nelson reported that his home is dried in, with a barn nearly complete; construction will pause during winter conditions and resume in the spring, with anticipated occupancy by summer. Randy noted the home is approximately 1,000 square feet with an attached 750–800 square foot garage. The Board also discussed potential interest from a buyer for available lots, and Wayne indicated possible interest in selling Lot 32 depending on market conditions.

Additional discussions included agricultural and administrative matters. Dan Huber provided an update on agricultural use, noting that Mike Williams continues maintaining ground cover to preserve agricultural tax status despite dry conditions. The Board noted the grazing lease for the upper 40 lots expired in December, and Andrea agreed to coordinate renewal with Randy Booco and provide updates to the Board.

The meeting was adjourned for the non-Board members at 10:38 AM.

Board Selection of Officers

The Board decided on the following for officers: Mark Otis Humphrey as President, Randy Nelson as Treasure, Donnie Wilson as Secretary.

The Board confirmed that they would like to move funds into a new CD account with a higher interest rate, Andrea recommended a 6-month account at a 3.4% interest rate since the current funds are in a money market account at a 2.5% interest rate. Mark motioned to move $100K into the new CD account, Donnie seconded and it was unanimously approved.

The meeting of the Board members was adjourned at 10:45 AM.

Recorded by,

Commercial Property Group