

SBCR HOA BOD meeting minutes 2/10/2026

Attendees: Jack Duich, Jim Moore, Jeff Sherman, Rich Finn

Meeting started at 7pm

Actions/comments:

- Reviewed invoices & bank statements
- Discussed non-invoiced or late 2026 dues payments. Its apparent the email notification with surface mail to rejected email addresses did not work as several normal “on time” payers have not received invoices as of Feb 6. Action: Jack to work with Dave Ferguson to surface mail invoices to the owners who have not paid yet did not trigger rejected email address.
- Will request the accountant add “please confirm or add email address” to surface mailed invoices.
- Liability insurance (general & umbrella) paid for 2026 though carrier is slow to respond and typically cancels for non-payment prior to sending invoices. This has been an ongoing issue for several years with this carrier. Have contacted another HOA insurance carrier for D&O coverage as the existing carrier has not responded to several emails & phone calls to renew D&O coverage. A new carrier will be used once we complete 2026’s liability coverage. Note – HOA insurance carriers are hard to find. Many provide business/commercial insurance but not HOAs.
- Discussed possible entrance monument signage upgrade. Action – Jack to discuss with homeowner who suggested the upgrade, and provided before/after photos of Rosedale’s entrance monument. Will ask homeowner to explore signage ideas & cost.
- Community yard sale signs to be placed by Jack & Jim on SR70 & at entrance this Friday for Valentines Day community yard sale.
- HOA re-registration to be executed with Wells/Olah PA early March. Jack & Jeff action re: notarized renewal request.
- Meeting ended 8pm
- Next meeting March 31st at 7pm at Jack’s home.