

**ST. REGENTS LAKE COMMUNITY ASSOCIATION  
ANNUAL MEETING  
JUNE 3, 2025**

**Call to Order**

- The 2025 Annual Meeting was called to order at 7:03 by President Candice Harrington at the Common Area Gazebo on June 3, 2025.

**Introduction of Officers**

- Candice Harrington
- Ellen Koltz
- Marcie Storts
- Pam Collier
- Octavia Andrew
- Shannon Lawler
- Darren Moorehead

**Meeting Attendees**

- 15 residents present (including all board members)

**Approval of 2024 Meeting Minutes**

- *Motion: To not read meeting minutes aloud and approve the 2024 Meeting Minutes (seconded/approved)*

**Budget Discussion and Approval**

- Treasurer provided an overview of the actual expenses for the current year and the proposed budget for the upcoming year
- The 2024-2025 projected budget, 2024-2025 actual expenses, and 2025-2026 proposed budget is available on the community website: <http://www.stregentslake.com>
- *Motion: To approve the budget as presented by the Treasurer (seconded/approved)*

**Election of Officers**

- *Motion: To nominate and elect all officers on the proxy form to the Board (seconded/approved)*
- 2025 Elected Board Members\*
  - President: Candice Harrington
  - Vice President: Marcie Storts
  - Secretary: Octavia Andrew
  - Treasurer: Shannon Lawler
  - Common Area Committee Chair: Pam Collier
  - Architectural Control Committee Chair: Darren Moorehead
  - Communications & Welcoming Committee Chair: Ellen Koltz

\*All members present at the meeting and proxy votes received unanimously voted for each elected board member listed. Congratulations to this year's officers!

## **Old Business**

- Special Assessment Walkway Project Update
  - Concrete availability and weather (rain) delayed project
  - Pavers and drain to be installed soon
  - Total of \$44,900 for the project (on budget; progress payments)
  - Approximately 10 days left until completion

## **Maintenance Projects**

- Improve water quality of the lake (dredge, erosion control, etc.)
  - Beneficial bacteria placed in multiple areas of the lake
  - Board will contact County to possibly test the water quality and obtain feedback on options such as stocking the lake with fish
- Supervised playground area with safety signs
  - Insurance/liability concerns; however, the Board will look into options for a community playground that is welcoming to everyone
- Front entrance erosion concerns
  - Bricks from the walkway repairs project will be repurposed into a retaining wall at one of the community entrances
- 'No Soliciting' signs at entrances
  - Board will purchase signs for all entrances to the neighborhood
- Walkway Leading to Common Area (staining, epoxy, etc.)
  - Board will look into spray epoxy for the walkway
- Common Area Gazebo, Dock(s), etc.
  - Dock near walkway repairs project needs maintenance
  - Trash can at Gazebo was removed due to maintenance concerns
  - Residents and guests should take responsibility to clean up after themselves and properly dispose of trash in their own waste containers

## **New Business**

- HOA Dues:
  - A 20% increase in HOA dues is projected to \$152 per year
  - *Motion: To increase HOA dues to \$152 as presented by the Board (seconded/approved)*
- Landscaping & Maintenance:
  - A friendly reminder to all residents to maintain yards -- properties should not have tall grass, undergrowth, dead trees, weeds, etc.
- Non-Residents Fishing in Lake:
  - Board will be sending letters to known neighbors who fish in the lake as this amenity is for residents of our community and funded through annual dues

## **Community Event(s)**

- Neighborhood "Clean Up" Event (postponed)
- Community Barbeque -- Saturday, 9/13 @ 3:30 p.m. (tentative)

## **Adjournment**

- The 2025 Annual Meeting was adjourned at 8:20 p.m.