

# Frances Arbor HOA Quarterly Board Meeting

## January 12, 2026

### Annual Meeting

In attendance: President Ben Lablance, Vice President Brian Westmoreland, Secretary Patrick Manteiga, Treasurer Chris Jaramillo, Maria Verderber, and John Fox.

Absent: Ted Grevenkamp and Sajeev Varki

1. The meeting was called to order at 7 PM.
2. The minutes of the October 21, 2026 meeting were reviewed. Motion to approve minutes by Labalance, second by Manteiga. Motion passed unanimously.
3. The Treasurer's report was presented by Jaramillo. The current assets of the HOA as of 12/31/2025 are \$19,151.80 in checking and \$4,018.62 in savings. Jamamillo reported that only 9 HOA members have not paid their fee and only 2 of the 9 are 2 years behind in paying fees. Those still delinquent will be contacted by email, by phone or in person. It was discussed to refer to the lawyer those who are 2 years delinquent.
4. Jaramillo reported the water bill is over budget. Fox said that the overage is due to him increasing the days the sprinklers are on to prevent the flowers from dying.  
Yard sale is set for March 2.
5. No one on the board volunteered to head up the neighborhood picnic. The board has decided that it would be best to save the money and to delay the picnic for at least a year. By not having the picnic, it was decided that the board could also stop renting a storage unit to store picnic supplies which would also result in savings. Manteiga made the motion to cancel the picnic for 2026 and close the rental storage unit. Fox seconded the motion. Motion passed unanimously.
6. The next meeting will be held on April 13, 2026 at 7 PM at the home of John Fox.