

Sherwood Green HOA: Monthly Board Meeting

Location: Sherwood Green HOA Clubhouse

Meeting Date: August 19th, 2026 (Wednesday)

Present: Larry Gates, Andy Roberts, David Owen, Jeff Livingston, Joyce Cassal

In attendance: Carole Damon (Capital Realty)

Estimated Attendance: ~15

Meeting Minutes

Meeting Called to Order: 6:31 P.M. and Quorum was Established

Approval of Previous Meeting Minutes

Motion to Approve July 15th HOA (2026) Meeting Minutes

1) Jeff 2) Joyce *Approved*

Approval of Current Financials

Motion to Approve Financials

1) Larry 2) Andy *Approved*

Old Business:

City Grant: All stop signs that the city was responsible for installation have been installed (by the city). Street signs blades for public streets are being installed by the city soon. Then we will order the private street signs to ensure that they fit.

CCR and Bylaw Update: As discussed at previous meetings, the Board is updating the governing documents to include language required by the insurance company. Due to the cost of claims this year, we do not yet know whether we will be able to obtain single-entity or all-in coverage, or whether we will need to change the policy to “bare-walls” coverage. The Board is working to ensure the documents align with the insurance coverage we are ultimately able to obtain. The CC&Rs and Bylaws are also being updated to make the language clearer and more current.

Ice Cream Social: As part of the grant application, we included that we would host a community-wide ice cream social. First responders will be invited to thank them for their letters of support for the grant proposal and to recognize the work they do in our community. The event will be held on September 13th from 2:00–4:00 p.m. Additional information will be included in the next Green Sheet and sent by email.

New Business: None

Alteration Requests:

1) 751 Waterloo – request to replace exterior lights. The board approves of the changes.

Motion to approve the request with the stipulation that if the light is too bright, it must be pointed down towards the ground.

1) Andy 2) Jeff Approved

2) 3363 Westminster – The requirement is for the gate to be free-standing. The Board needs additional clarification and is requesting more information before making a decision.

Resident Comments Summary:

- The idea of holding virtual HOA meetings was suggested. This was previously tried by the former management company and did not work well. Owners present indicated that they prefer in-person meetings. The Board will discuss the idea.
 - A reminder to clean a unit's dryer vent was shared. Additionally, an idea of opt-in dryer vent cleaning was also suggested. The board will investigate the feasibility of the idea.
 - A resident mentioned the old emergency phone should be removed. Due to the phone being owned by the phone company, we are unable to remove it. The board will try to make sure the old phone is covered to show it doesn't work.
 - A reminder to update a unit's smoke detectors was shared.
 - A resident asked if there was interest in creating a neighborhood list-server. A Board member noted that there are currently several ways to share information, including Nextdoor and other communication methods. The Board will consider the suggestion.
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Motion to Adjourn: 1) Joyce 2) Jeff Approve (7:10 P.M.)