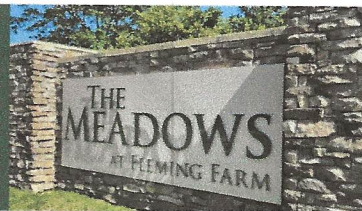


Subject: HOA Communication - Annual Meeting Results
To: [Fleming Farm HOA <FlemingFarmHOA@outlook.com>]
From: Fleming Farm HOA <FlemingFarmHOA@outlook.com>
Date: Wed, Apr 15, 2026 at 6:26 PM

(sent via bcc: to email on file with Charleston Management/HOA Portal)

Hello Neighbor

The Meadows at Fleming Farm Homeowners Association (HOA)



The conversation deck and associated notes from last night's meeting are attached for your reference. In addition, the following meeting summary is provided for your consideration:

The Meadows at Fleming Farm HOA

Annual Meeting Summary (April 14, 2026)

The Annual Meeting was held on **April 14, 2026 at 7:30 pm** and called to order at **7:33 pm** with five homeowners attending via Zoom .

Financial Overview

2025 Year-End:

- Total assets: **\$44,501.94**
- Largest expenses: **pond maintenance** and **sewer pump grinder repairs**.
- In-kind donations saved the HOA **\$1,555.20** (printing, postage, and lawncare) .
- 2025 ended with a **combined net loss of \$4,566.99** .

2026 YTD (as of Feb 28):

- Total assets: **\$45,185.32**
- Cost avoidance so far: **\$224.48** (printing/postage and lawncare) .
- Pump and lift station repairs continue to be a major expense.

Architectural Requests

All submitted requests were **approved**, including:

- **Shed**
- **Fence**
- **Patio enclosure**
- **Drainage improvements**

There were no open requests pending review .

Old Business & Ongoing Items

- Explore a **shared calendar** for lawn maintenance.
- Continue follow-up with the neighbor who volunteered to mow Kale Court.
- Monthly status briefs continue to be prepared and shared with the Board .

Board Elections

**Introducing our new
Volunteer Board Members
Serving Our Community**

Melissa Herman, Secretary

1980 Sugar Hill Dr S

maherman322@gmail.com

Nicholas Hibshman,
Treasurer

1991 Sugar Hill Dr S

nicholas.hibshman@gmail.com

Rick Hudon, President

1995 Sugar Hill Dr S

rick.hudon@outlook.com

Visit our HOA portal

on the Charleston
Management website

<http://charlestonmanagement.com>

Mail-in and live voting results:

- **Melissa Herman – Secretary**
(6 votes)
- **Nicholas Hibshman – Treasurer**
(5 votes)
- **Rick Hudon – President**
(5 votes)

Courtesy Reminders to Residents

Based on neighborhood feedback, the Board highlighted:

- Keep sidewalks clear when parking in driveways.
- Park close to the shoulder when using the street.
- Observe the **20 mph** neighborhood speed limit.
- Pick up pet waste.
- Pressure wash homes showing algae/mildew.
- Store trash bins out of street view.
- Do **not** flush wipes into sewer grinder pumps (repairs due to misuse are homeowner responsibility).

A neighborhood interest was expressed for a **community get-together**.

New Action Items

- Rick will share the meeting deck and notes by email.
- Rick will notify Charleston Management of new Board members.
- Melissa will lead efforts to gauge interest in a community gathering.

Adjournment

The meeting adjourned at **7:47 pm**.

- Bylaws
- Covenants and Easements
- Meeting Agendas & Minutes
- Fence Guidelines
- Architecture request form/submission