

SCHOA Board Meeting – October 1st, 2025

Board Members present: Denae Bastian, Tom Sweeney, and Rachel Edmon
Members present: James Duvall, Michelle Callihan, Ralph Porter, Rick Keyes, Linda Tygert-Lillard, John Oleinik (and family), Tami Zevenbergen, Ric Newgard, Kelvin and Sybrena Miles

The meeting took place in the Totem Falls Elementary School Library. Members were welcomed and asked to sign in. **Meeting called to order** by Denae at: 7:00 PM.

Minutes from the September 2025 meeting were distributed and read by our attendees. Minutes are also available on our website for review before each meeting. Denae motioned to approve the minutes and Tom seconded the motion. Minutes were approved 3:0.

Special meeting single agenda item: Voting to hire a property management company

- a. A motion was made by Denae to officially hire McLarin Property Management. Tom seconded the motion. Motion passed 3 to 0. McLarin's official start date will be November 1st 2025. We will begin the transition process in early October.
- b. Discussion about McLarin Management included the following topics:
 1. They will have an online portal for each homeowner that will show payment statuses, maintenance requests, and keep track of communications.
 2. They will have an online portal for each homeowner that will show payment statuses, maintenance requests, and keep track of communications.
 3. CC&R enforcement letters will go be approved by the current board before anything is sent out to homeowners. Any possible infraction letters will adhere to the current CC&Rs as they stand now, not the ones that have not yet been approved. Our new management company will have an online platform and ticket system to help track these.
 4. Dues could potentially increase by about \$50 per house per year. That is not a firm number, just an estimate. We will have a better idea after drafting the 2026 budget.
- c. Our next meeting will take place on November 12th with the goal of adopting a budget for 2026. We plan to meet in December to ratify that budget. Quorum will not be required for budget ratification per our bylaws. The budget may be voted down if 156 members attend the meeting and vote no. This budget meeting is separate from the annual meeting.

The meeting was adjourned at 7:13 PM. Thank you for reading!