

Habitat 1 Section A
Board Meeting Minutes
October 16, 2025

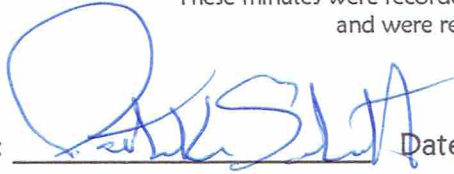
The October Board of Directors meeting for Habitat 1 Section A was held on Thursday, October 16, 2025 at 7:00 PM via Zoom conference call.

Present:

Dick Olney	President
Larry Thomasson	Vice President
Patrick Schmitt	Treasurer
Scott Gibson	Secretary (present at 7:17 PM)
Andrea Merchant	Brodie Management
Brittany Stoltzfus	Transcriber

- I. **Call to Order:** Mr. Olney called the meeting to order at 7:43 PM. A quorum of the Board was established.
- II. **Board Motions:**
 - Mr. Schmitt made a motion that no resale certificates can be issued by Brodie Management until the Board has approved the resale certificate. Mr. Olney seconded the motion. All in favor/none opposed. Motion carried.
 - Mr. Schmitt made a motion that the Habitat attorney write a letter with a copy of the motion to send to Brodie to have it on record. Mr. Olney seconded the motion. All in favor/none opposed. Motion carried.
- III. **Minutes:**
 - Mr. Schmitt made a motion to table approval of the September Board meeting and Closed session minutes until the November meeting. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.
- IV. **Financials:**
 - The August financials were just received with the Board book, and the September and October financials have not been provided. Mr. Schmitt is still waiting for confirmation of who Brodie's Controller is after several requests at meetings and several emails including Jim Brodie. Ms. Merchant confirmed the new accounting company includes certified CPAs that she believes are considered the Controller. Mr. Schmitt asked for confirmation, including who the auditor is being told the Controller is/who is signing financial statements.
- V. **Management Report:**
 - The communication log was updated. Green items are completed/closed, yellow items are open/pending.
 - Window architectural request (Palmer)– The owner was told windows are Association responsibility; however, she still requested her architectural form be submitted so she can have the windows replaced by Thompson Creek. Ms. Merchant will ask Roger McGraw to inspect the windows to determine if new windows are needed.

These minutes were recorded and transcribed according to accepted business practice
and were read/edited for accuracy by the Board prior to distribution.
Habitat 1 Section A, October 16, 2025

Approved as written:  Date: 12-11-25

Approved as amended: _____ Date: _____

Minutes respectfully submitted by transcriber, Brittany Stoltzfus.