Association Management at PROPERTY PROFESSIONALS

MAHOGANY VISTA HOA

Board of Directors' Meeting Minutes

Date: March 4, 2026
Time: 5:00 p.m.
Location: Zoom

1. Call to Order

The meeting was called to order at **5:04 p.m.** A quorum of the Board was confirmed. Board members and management were introduced.

2. Approval of Prior Meeting Minutes

The Board reviewed the minutes from the October 22, 2025 Board meeting.

Motion: Judd moved to approve the October 22, 2025 Board meeting minutes as presented. Damon seconded the motion. The motion passed unanimously.

3. Management Report and Community Updates

Management provided updates regarding ongoing and upcoming Association maintenance projects.

a. Deck Staining and Maintenance

The Board reviewed the anticipated deck staining and maintenance needs for the community. Management will continue coordinating the project and related maintenance planning.

b. Swamp Cooler Start-Up

The Board reviewed preparations for the Association's spring 2026 swamp cooler start-up. Management will coordinate the seasonal start-up as appropriate.

c. Exterior Maintenance

The Board discussed exterior maintenance needs and the continued coordination of routine and preventative maintenance throughout the community.

No formal Board action was taken under this agenda item.

4. Board of Directors Update and Education

Association Management at PROPERTY PROFESSIONALS

a. Reserve Study and Future Maintenance Planning

The Board discussed the importance of long-term maintenance planning and the use of a reserve study to help identify anticipated capital projects, establish appropriate funding priorities, and prepare the Association for future repair and replacement expenses.

No formal Board action was recorded.

5. Financial Review

Management presented the Association's year-end 2025 financial statements and financial statements through February 28, 2026.

a. Year-End 2025 Financials

As of December 31, 2025:

- Total cash was **$11,170.61**, consisting of **$3,080.55** in operating cash and **$8,090.06** in reserve cash.
- Total 2025 operating income was **$25,458.36**.
- Total operating expenses were **$21,700.84**.
- The Association ended the year with net income of **$3,757.52**.
- The delinquency report reflected one outstanding owner balance of **$350.00**, all of which was within the current 0–30-day period.

b. Year-to-Date 2026 Financials

As of February 28, 2026:

- Total cash was **$13,930.30**, consisting of **$5,840.24** in operating cash and **$8,090.06** in reserve cash.
- Year-to-date operating income was **$4,550.39**, compared with a budget of **$4,200.00**.
- Year-to-date operating expenses were **$2,145.70**, compared with a budget of **$3,386.68**.
- Year-to-date net income was **$2,404.69**.
- The delinquency report reflected no outstanding homeowner balances.

The Board reviewed the financial statements as presented. No formal motion was recorded.

6. Old Business

No additional old business was presented.

7. New Business

a. 2026 Board Meeting Date

The next Board of Directors meeting was scheduled for **September 5, 2026, at 5:00 p.m. via Zoom**.

8. Community Comment Period

Homeowners were provided an opportunity to ask questions and provide feedback. No community comments requiring formal Board action were recorded.

9. Adjournment

Motion: Damon moved to adjourn the meeting. Judd seconded the motion. The motion passed unanimously.

The meeting was adjourned at **5:21 p.m.**

Minutes prepared by:
Laura Brown, Association Manager
Property Professionals

Approved by the Board of Directors on 9/15/26