



Village at Tinker Creek Homeowner's Association
HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011
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MINUTES
BOARD OF DIRECTORS MEETING

September 18, 2026

Pending Review/Approval at Next Board Meeting

Board Members Present:	Cathy Lindstrom	President	2027
	Gayle Jessee	Treasurer	2028
	Linda Ennis	Secretary	2026
	Tom Edwards	Director	2026
	Linda Franklin	Vice President	2027

Board Members Absent:

Others Present: Amanda St. Clair Association Manager

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with 5 Board members in attendance. The meeting was called to order at 10:00 AM in the Clubhouse of Village at Tinker Creek.

II. OWNERS' FORUM

During the Owners Forum, an owner asked about a recent request that had been discussed at the previous Board meeting but had not been submitted using the Association's required form.

The discussion regarding the request became contentious. Management intervened and concluded the owner's opportunity to speak so that the meeting could proceed.

A second owner then addressed the Board and asked whether two Board members were working behind the scenes to have TJS (Landscape Contractor) removed from the neighborhood. The discussion again became contentious and could not be redirected to the business of the meeting.

Management determined that the meeting could not continue productively and adjourned the open meeting.

Reminder Regarding Owners Forum and Meeting Conduct

The Owners Forum is provided as an opportunity for homeowners to ask questions and bring matters of concern to the attention of the Board. Homeowners are expected to conduct themselves in a respectful and civil manner during Board meetings. Personal attacks, hostile or disruptive behavior, and confrontational exchanges will not be permitted.

Management may end an individual's opportunity to speak or, when necessary, ask an individual to leave the meeting if the conduct prevents the meeting from proceeding in an orderly and productive manner.

Any complaints or concerns regarding Association matters should be submitted to Management in writing so that they can be properly documented and addressed through the appropriate process.

III. EXECUTIVE SESSION

Following adjournment of the open meeting, the Board entered Executive Session to discuss a contract.

Upon conclusion of Executive Session, the Board took the following actions:

Snow Removal Contract

A motion was made and seconded to rescind the Board's prior approval of the snow removal contract with Sellers Landscaping. The motion passed unanimously.

Playground Rule

A motion was made and seconded to amend the Association's rule regarding playgrounds to provide that playground equipment is not permitted unless there is a medical necessity, in which case documentation from a physician would be required. The motion passed, with Director Edwards abstaining. Director Edwards stated that he was concerned the amendment could establish a precedent that may result in numerous requests for medical exemptions to the playground restriction.

IV. NOTICE OF NEXT MEETING

The next board meeting will be held October, 2026 at 10:00 am at the Clubhouse.

V. ADJOURNMENT

The meeting was adjourned at 11:30 am.