

Country Bend Homeowners Association

Minutes of the Board Meeting February 11, 2026 at the Hutzler residence

President	Mike Hutzler	ACC Chair	Lee Ward Tom Akin
Vice President	Pat Magers	Web Master	Vince Colacicco Kalin Gembler Johnson
Treasurer	Peggy Lewis	Member at Large	Rich Garcia
Secretary	Sue Naylor	Member at Large	Elaine Hutzler

Present: Elise Colacicco, Welcoming Committee Chair

Absent*

The CBHOA Board meeting was called to order at 7:03 pm by President Mike Hutzler

Reports

- 1. Minutes:** The amended minutes of the CBHOA Board Meeting (January 21) were approved.
- 2. Treasury:** The Treasurer's report was presented by Peggy Lewis. The balance of the treasury was [REDACTED]. However, there are deposits from dues to be made by the next month totaling approximately [REDACTED]. At the picnic 46 residents paid their dues and to date another 38 paid. Thus, 84 families have current dues paid for this year. Kalin indicated she is making changes to the website that would save money.
- 3. ACC Report:** At a previous meeting, a request for approval was made to the ACC for the remodeling of a two car garage. Mike has sent a letter to the Mendelsohns indicating the reasoning of the board and their approval.
- 4. North Entrance Message Board:** Discussion of this project will be after information is gathered on options. Tom Akins (the new ACC Chair) will look into this. Vince suggested that a message board could be mounted on the fence. There is not electricity for a digital board. The Board would like to thank Kathy Hostage for putting up Valentine's Day decorations.
- 5. Welcoming Committee Update:** Elise reported that 5 homes have been sold. Three of these homeowners will be presented welcoming packets soon.
- 6. Christmas Decorating Contest:** Since there was some confusion of the judging of the decorating contest, a plan needs to be put forward for the 2026 contest.

7. **Next Meeting and Location:** The suggested meeting dates for the CBHOA Board will be will be held on the second ~~Thursday~~ **Thursday** of the month (March 19th, April 16th May 14th and June 18th).

New Business

1. **Garage Sale:** We are canvassing the community for people to organize the Spring Yard Sale. Several individuals were suggested as contacts. Considering the activities in April, it was decided that Saturday April 11th should be the date for the sale.
2. **CY2026 Board Meetings:** Future Board Meetings in 2026 will be the second Wednesday of the month at 7pm.
3. **Nominations for CBHOA Board:** In June nominations for Board positions should be presented. Voting on positions will take place at the Fall picnic.

The CBHOA Board meeting adjourned at 7:59 pm.