

**Montgomery Place Community Improvement Association (MPCIA)**  
**Annual Homeowners Meeting**  
**Adams' "Barn"**  
**11 October 2025**

**Minutes of Meeting**

Phillip Kaufman called the meeting to order at 7:10 pm. Board of Directors (BoD) members present were Larry Gaines, Member at Large, and Bob Jones, Secretary. Dennis Adams, VP, and Carey Burden, Treasurer, were absent.

Attendees were provided with 1) Meeting Agenda, 2) President's Report, 3) 2025 YTD Profit & Loss Statement, and 4) MPCIA 2026 Proposed Budget. Copies of these are available upon request.

13 people attended, representing 9 homeowners.

**1. Introduction**

- a. Meeting started with the Board members and attendees introducing themselves.
- b. Phillip gave a big **"Thank you"** to the Adams family for hosting the MPCIA meeting at their "Barn".
- c. Also, thanks to several attendees who brought snacks to share. As always, a special shout out to Kathy Brinkley for bringing her famous, decadent cupcakes.

**2. Reading of Last Year's Minutes:**

- a. Phillip Kaufman read last year's minutes.
- b. Motion by Bob Jones to approve minutes, as amended; motion seconded by Paul Lewis.
- c. Motion approved unanimously.

**3. President's Report**

Phillip reviewed his "President's Report". Key take-aways and discussion:

**A. Deed Restrictions (DRs)**

- a) Updated DRs have been written, proofed and approved by MPCIA attorney. A summary of proposed changes was sent via email to all Homeowners for comments.
- b) The final version of the DRs is ready for approval (or denial) and has been sent to all Homeowners for electronic voting.
- c) **Please response promptly, but no later than October 31, 2025.** Otherwise, some of your neighbors will have to go door-to-door to request your vote.

**B. Financials**

- a) No increase in fees for 2026. (There was a 5% increase for 2025.)

- b) A Certificate of Deposit (CD) was invested early this year, maturing in November; it will earn about \$500. A new CD will be considered in late November.

#### C. Garbage

- a) Waste Management (WM) has started using automated container dumping truck with only one driver. Only WM cans will be picked up.
- b) If an additional can is desired, call WM. (See President's Report for details.)

### 4. Old Business

- a) Blue Topaz Utilities, our new water company, is an improvement to our previous supplier, according to majority of attendees.
- b) Tactus, the new fiber-based internet supplier in our neighborhood, is generally liked by all the attendees. Note, Xfinity is currently laying fiber throughout the neighborhood and will be a competitor.

### 5. New Business

#### A. Treasurer's Report

- a) Current 2025 P&L and 2026 Budget handed out and discussed. Copies can be requested.
- b) A motion to approve 2026 Budget was made by Amber Babcock; seconded by Kathy Brinkley. Motion was approved unanimously.
- c) Annual HOA Dues invoices will be sent via email from QuickBooks on or about 11/15/2025. Dues should be paid by December 31, 2025.

#### B. 6<sup>th</sup> Annual Christmas Lighting Contest

- a) After an amazing 2024 competition, we will have the 6<sup>th</sup> Annual Christmas Lighting for 2025.
- b) Volunteers for judges are Paul Lewis, Agnes Kaufman and Amber Babcock.
- c) Fabulous Prizes will be awarded.
- d) Details to follow.

- C. Save the Date - Saturday, November 22, 5pm to ? **Friendsgiving Party** at the Cantwell's, 15311 Magnolia. Details to be announced.

### 6. Adjournment

Motion by Agnes Kaufman to adjourn; seconded by Sue Gaines.

The meeting adjourned at 8:20pm.

#### Attachments:

- a) MPCIA Annual Meeting Agenda
- b) MPCIA President's Report