

Reston Place HOA Annual Meeting

March 11, 2026

Indian Hills Country Club

Those present: 31 homeowners, including Board members Carol Hollyhand, Rich Johnson, Anne Witt, Monte Deschler, Don Crump and Clint Baggett. There were 71 proxies received.

Warner Johnson and Cindy Osborne, Duckworth Morris property managers

Keith Kukla, Resident Manager

1. Call to order and quorum check

Warner called the meeting to order at 5:30 pm. Since there were not enough residents present to constitute a quorum, he adjourned the meeting and reconvened it at 5:32.

2. Introductions: new residents introduced themselves and the Board was introduced.

3. The minutes of the meeting on January 23, 2025 were distributed and approved. (motion made by Carol, seconded by Rich.)

4. Finance Committee report

Warner presented the 2026 Budget and explained it line-by-line. Individual copies were distributed. Questions were asked and answered. Attention was directed to the increased monthly fees and the assessment fee.

The 2026 assessment fee will be \$ 250, due by June 1. The new monthly dues amount will be effective April 1. These increases are necessary because the infrastructure of Reston Place (built in the 1980's) is showing its age. Warner told about the drainage issues on Shallow Creek/Bellingrath and predicted that we will have similar issues in the future. The pool fee – for those residents with enclosed garages - is the same as last year - \$100. Call Duckworth Morris to pay and get the entry code.

5. Insurance

Mr. Johnson stated that the homes with party walls are insured by the association. The homes are insured based on their original construction. Homeowners in those homes need an HO6 policy to cover their personal possessions and personal liability. They should also include coverage for betterments and improvements to cover any additions or upgrades made to the home. Additionally, he recommended increasing the loss assessment coverage to \$5,000.00.

6. Keith gave an update and reminded us of Rules and Regulations.

He gave more information about the drainage problem and replacing old pipes.

Surveillance cameras are being used for our protection, and to find out who is not cleaning up after their dogs.

Other items:

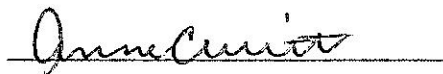
- No signs allowed (balloons on mailboxes can substitute)
- Be sure that emails from Duckworth Morris are coming through (check spam)
- Put trash out on Wednesdays, not before
- It's the contractor/worker's responsibility to carry out their trash – don't leave it out
- Call Keith before planting trees in back yards (to avoid future drainage issues)
- Any desired change to the home needs Architectural Committee approval first
- No more than 2 unrelated people can live in a house
- No short term rentals are allowed (example: game days or weekends)

7. Election of new board member

The 3-year terms of service on the Board are up for Rich Johnson, Anne Witt and Charlene Dowling. Anne and Rich are willing to serve another term, leaving one seat open.

Garey Morrison was nominated and elected to the open seat.

Meeting was adjourned at 6:40.



Anne C. Witt, Secretary