

MEETING NOTE OF MCNAUGHTEN GROVE

HOA MEETING NOV.11, 2025

The meeting was held at the home of Anita Ross. In attendance were Kate Kimbrough, Dan Rollins, Chuck Carr, Dan Carpico, John Robison, James Thornton, Anita Ross, and guest Tracy Thornton.

Mr. Carpico and Mr. Robison were elected to the board at the fall general meeting .

Anita Ross motioned that the meeting begin and Mr. Robison seconded it. The meeting began at 706pm.

Dan Rollins, treasurer, went over the new figures for the dues increase for 2026.

Double owners cost will go from \$194 per quarter to \$232

Single home change from \$242 per quarter to \$290

There will be a discount for all who pay for the entire year. Double homes' annual fees would be \$880 instead of \$928 if they pay in full for the year.

Single homes' fees would go from \$1160 for the year to \$1100 for the year if they pay in full.

Anita motioned that a vote on the fee increase be held and Dan Carpico seconded the motion. The motion passed unanimously.

The next business for the board was the election of president. Dan motioned that a vote on the presidency be taken and Chuck seconded that motion. Kate Kimbrough was elected president unanimously. She was allowed to choose a vice president and that choice was Dan Carpico. Dan accepted the post.

Guest Tracy Thornton announced that she would be willing to help on a committee regarding compliancy.

John Robison announced that two street lights are out and this has been reported to the city. He also mentioned that some guests and occupants are speeding in the neighborhood. Also, the speeders on McNaughten Road have increased in number and speed. IF you call 311 to report the McNaughten speeders, traffic police will respond to areas with the most calls.

Dan Rollins and Dan Carpico have had the electric service at the walls fixed.

Two complaints from residents about residents not in compliance with HOA covenants were received and they will be acted upon by the board.

After several complaints and out of fear for residents, the board will be amending the guidelines to prohibit pit bulls and other dangerous dog breeds from residing in McNaughten Grove.

Our contract with Hedge for snow removal is quite expensive. We stipulate that they not plow our neighborhood unless the snow accumulation is 3 inches or above.

The price for plowing 3-3.9 inches is \$465.00 per visit. If the accumulation goes up beyond 3.9 inches, the price could be \$700 per visit or much more. There is a sliding scale of pricing based on inches. The board authorized Chuck Carr to contract with hedge for snow removal this winter.

At 850pm John motioned that the meeting be adjourned. The motion was seconded by Dan Rollins.