



Informational Board Meeting of the Regency House Board of Directors

July 20, 2026 5:00 PM, Regency House Club Room

Board Members Present:

Keith Lester, President
Mark Smith, Vice-President
Mike Steinle, Secretary
Kathy McQueen, Member at Large
Sara Thompson, Treasurer
Lauren Salaymeh, Member at Large
David Jackson, Director, Special Appointment
Diane Duhig, General Manager

The Board was called to order by President Keith Lester at 5:03 p.m.

- Keith Lester presented to the resident owners the status of the reserve account, the ending balance as well as the Board's projections as to future contributions and the need to maintain a comfortable balance. A copy of the reserve study and audit was made available to all residents. Questions were addressed by Keith as to accuracy of the estimates of future big ticket items as well.
- Diane Duhig addressed the reserve study, completed in July by Superior Reserve Engineering and Consulting. She explained the overall format, gave explanation regarding the discretionary vs. 'firm' expenses, and explained areas of the study that were questioned and modified.
- Sara Thompson as Treasurer explained the upcoming budget of August 1st to February 1st, 2027 and estimated the need for a 7% increase in monthly fees to maintain the reserve account. Sara also addressed several questions as to the need for the increase of the monthly fees. HOA increases will commence August 1, 2026.

Meeting adjourned at 5:50 p.m. Social hour was held immediately after.

Respectfully Submitted,

Michael Steinle, Secretary
Regency House Homeowner's Association, LTD.