

Carleton Shores Association - Board of Directors Meeting
Wednesday April 22, 2026

Attendees: Jayne Burke, Kandi Zarba, Mike Myers, Mike Doak, Maria, Bill Darrow
Jane Akin via zoom

Also attending guest Erin Brooks

Absent: Ed Collupy

The meeting was called to order 6:02pm.

In Collupy's absence as Secretary, Kandi Zarba took notes to create the minutes.

Minutes

The Board meeting minutes were reviewed and motioned for acceptance by Mike M and seconded by Mike D. Accepted unanimously.

Treasurers Report as of 04/18/2026

Treasurer's report was given by Jayne Burke, as Greg was unavailable to attend.

- Balances:
 - Checking Account \$ 48,590.08
 - Money Market \$ 130,020.28
 - Escrow \$ 20,100.00
 - Total \$ 198,710.36

- Discussions regarding the storm clean up and the Board agreed that the \$7,500. spent to remove, cut and tidy the number of trees along the roadways was well spent. Also, we thank the neighbors that spent many hours personally getting the roadways open for plows and traffic. All other expenses were in line with budget.

- Two outstanding dues, certified letters sent. Greg provided information on this in his Summary Report: One homeowner received Certified Mail and Invoice on Feb 7th while another has never responded to email, and Certified letter was returned to us.

Committee Reports

- Area development
 - 14 Scorton Marsh work in progress in sense of town's Historic Committee approved
 - 33 Oak Ridge, awaiting plan revisions

 - Home sales
 - 46 Carleton, Warms SOLD
 - 29 Oak Ridge, McGinnis, pending
 - 2 Jillson, active
- Roads and Grounds

Kee Enterprises will be doing street sweeping, as we have not done so for several years, pothole repairs, Oak Ridge and Lost Meadows, line painting with est. cost \$11,380.

Old Business

- Rentals –
 - STR updates have been completed, and neighbors were notified via emails in March that restrictions have been completed and recorded onto their deeds. Links have been provided so individuals can check their deeds as well.
 - No new requests for long- or short-term rentals have been received.
 - 613 RT6A restrictions are a work in progress as there are some discrepancies regarding front and back lots.
- Insurance - Ed and Greg will be getting bids on two policies, General Liability and Directors & Officers, over the next few weeks.

New Business

- Board & Clerk Resignation - With the departure of Deb Warms, we have an open clerk position. Deb has done a fabulous job with not only the communication aspect but updating and making the website far more user friendly. We will continue to look for a candidate that can fill those shoes.
- Also, we have unanimously appointed Erin Brooks as a director to fill Deb Warms vacancy on the board, term ending 2027.
- Newsletter draft will be sent to board members for approval.

Upcoming Meeting schedule for FY 25:

- Tentative schedule changes, Tuesday May 19th, at Jayne Burke's, if needed. Will update board.
- June 10 – Jane A's
- July 15- Ed's
- August 12 – Deb's
- August 23 – Annual Meeting
- September – TBD

Adjourn

The meeting was adjourned at 7:19pm on motion by Mike D and seconded by Bill D. Unanimous acceptance.

Submitted by:
Ed Collupy, Secretary
6/17/26