



## Homeowners Association Annual Members Meeting

**Date:** February 17, 2026    **Time:** 19:03 – 20:34

**Location:** Beavercreek High School Room 2660 Dayton-Xenia Rd, Beavercreek, OH

**Attendees:**        *Trustees:* Megan Randall, Steven Selm, and Denise Lunsford  
                              *Committee Leads:* Andy Pope  
                              *HOA Members Present:* 42

**I. Call to Order** - President Megan Randall called the meeting to order at 1903

**II. Proof of Notice of Annual Meeting**

- a. HOA website, Community News Attached to 31 Jan Facebook Post, invoices mailed Jan 29, 2026 advertised the 17 Feb annual meeting, and signs on road entry points.
- b. 12 Feb 2025 annual meeting minutes proposed to be approved by voice affirmation; minutes are posted to HOA Webpage at <https://huntersridgeoh.com/resources/> - “2025 Meeting Minutes - 2025\_Annual Meeting Minutes” and accompanying “Annual Meeting Atch 1 - Slides” file. - **Motion approved**

**III. Officers Reports**

- a. President [Megan Randall]
  - i. See slides at Attachment 1 for report
- b. Treasurer [Denise Lunsford]
  - i. See slides at Attachment 1 for report
- c. Secretary [Steven Selm]
  - i. See slides at Attachment 1 for report

**IV. Committee Reports**

- a. Landscape Committee - See slides at Attachment 1 for report
- b. Pond committee - See slides at Attachment 1 for report

**V. Old Business** - None

**VI. New Business** - Board to provide status of its Property Management Firm research

- a. Outgoing President Zach West recommended at 12 Feb 2025 Annual Meeting that the HOA Board utilize a Property Management Firm
  - i. A professional property management company would provide continuity, stability, and would answer to the elected trustees.
  - ii. Would be an authoritative source for outstanding dues and liens
  - iii. Would manage contracts w/ vendors, conduct source selections as needed
    - 1. Would have knowledge of vendor base
    - 2. Access to preferred pricing
- b. HOA Board solicited proposals from four firms
- c. Services provided range in scope from limited (~\$15K/yr) to full service (~25K/yr)
- d. Board recommends that Apple, Inc be utilized; cost is ~15K/yr (~\$40/household)

- VII. **Member Comments** - Comments were on the topics of property management company and trees replacement. All were answered and no follow-ups action items resulted.
- VIII. **Election of Trustee(s)**—Secretary (Steven Selm) and Treasurer (Denise Lunsford)’s terms of office end this semester.
  - a. Nominations solicited; Alison Heskett and Denise Dyrdeck were nominated and elected to each serve a 2-year term.
- IX. **Adjournment** - Meeting was adjourned at 2034.

### **Organizational Meeting—**

An organizational meeting consisting of the newly-elected Board took place immediately following the annual meeting of members. The new Board agreed that Megan would remain the president (term ends Feb 2027); Denise would serve as the Secretary (term ends Feb 2028), and Alison would serve as the treasurer (term ends Feb 2028). Next HOA meeting to be held 15 April 2026 at 7pm at Dyrdeck residence.

### 1 Attachment:

1. [Slides](#) documenting President, Treasurer, Secretary, and Landscape Committee Reports