

January 8, 2026 Minutes
SAWGRASS SUBDIVISION HOA
BOARD MEETING

Call to Order & Welcome – Denise Forshier called the meeting to order at 6:30 pm. Those present were Vice President Julia Strode, Secretary/Treasurer Denise Forshier, Director Ron Kocher and 5 residents.

President's Report – Denise shared Ed's report. He is still working with the city on the drainage lines. There is one line on Summer Sage which will be cleaned out soon, it is scheduled for service with Schoonover.

Minutes from September 11, 2025, Meeting – Minutes were approved via email vote. Minutes are posted on website.

Financial Report for November & December 2025

Denise presented the expenditures for the months of November & December with explanations as needed and presented the HOA account balances. She also shared the contracts in place for 2026 which include Solitude Lakes Management, Clark's Mowing, Cincinnati Financial – Commons Insurance with policy covering three years. Hidden Acres is not yet finalized. We also have subscriptions to QuickBooks and Fidar/Laredo.

Dues are coming in steadily. Denise is happy to see that more residents seem to have embraced the idea of paying electronically, especially with the issues we have experienced with the USPS. Even with informed delivery, mail arrives very late (5+ days or more) even when mailed from Champaign. It was discovered the employee who is responsible for the PO Boxes has been ill, and due to staffing shortages, there is no one else to pick up the load.

RON MADE THE MOTION TO ACCEPT THE REPORT; JULIA SECONDED; MOTION CARRIED.

Architectural Committee – No report from the committee.

Lakes/Commons Committee – No report from the committee.

Old Business/projects – No report from the committee.

New Business/projects – Denise reported on the delinquency of HOA dues and fees. Four of the five payment agreements are now paid in full. The remaining one is cancelled due to nonpayment, and it is recommended to move forward by filing a lien on the property. There is a second property which also has reached the threshold based on the Collection Policy to place a lien on the property. The Board received information on these properties in advance of the meeting. DENISE MADE A MOTION TO FILE A LIEN ON THESE TWO DELINQUENT ACCOUNTS; JULIA SECONDED; MOTION CARRIED.

Announcements – Our next board meeting will be held on Thursday, March 12, 2026 at 6:30 PM via Zoom.

Adjourn meeting - Being no further business, DENISE MADE A MOTION TO ADJOURN THE MEETING AT 7:04 PM; RON SECONDED; MOTION CARRIED.

No Executive Session was held in January.

Respectfully submitted,
Denise Forshier
Sawgrass Subdivision HOA Secretary/Treasurer