

Blue Water Oaks Regular Meeting Minutes 2/19/2026

Location/Date/Time: Community room, Thursday February 19, 2026 at 7pm

Call to Order/Roll Call: Jeff Maxwell called the meeting to order. Present: Dr. Lynn SugarGermain, Brad Polson, Krystal Bayer, David Plunkett

Minutes Approval: Brad Polson made a motion to approve minutes from 1/15/25. David Plunkett seconded– unanimous.

Homeowner Open Forum:

Bobbie Carson asked if a cap could be put on rentals in the neighborhood.

Heather Houseman followed up on her complaint that her tenants are allowed to accrue water charges after nonpayment. She requested timely notification and a stricter cutoff policy.

Kim Coe reported a lawsuit against Blue Water Oaks and Board Members has been filed by herself and Dr. Lynn SugarGermain concerning enforcement of governing documents, infrastructure planning and financial accuracy.

Mike Phillips questioned how attorney funds pertaining to the lawsuit were being allocated.

Sarah Christian asked who decides who is represented by the BWO attorney under the lawsuit.

Office Report: Spring rolloff dumpsters arrive March 9th. Reviewed new policy and office form for payment arrangement agreements. Discussed last year's policy and rulebook changes.

Treasurer Report: Requesting more details on the vendor report. Association dues are under budget; need to stay within or reduce budget. Per our Policy & Rulebook, POA dues take priority over water payments when entering checks for monthly billing.

Committee Reports: Financial Committee Chair Bobbie Carson presented recommendations to the board to create a committee attendance policy and to move Certificates of Deposit to a different bank with a higher yield. CD discussion tabled due to pending pool decking project; will revisit after updated quotes and new budget cycle.

Communities Activities: Easter Party will be held Saturday April 4th at 12pm with Easter Egg hunt around 2:30pm. The office is currently accepting Easter candy and egg donations. Contact Brad Polson if you'd like to volunteer.

Rules & Restrictions: Ride arounds were done 1/22/26. Next inspection will be the week of 2/23- 2/27.

Building Code & Permits: Lots of approved permits, 1 pending. New permit policy and member handout in place; approved permits will be posted on bright green paper and be made visible from the street.

Parks/Piers/Maintenance: Repairs to mower have been made. Looking for volunteers to help cut trees in the park. Downed trees to be cut and made available as firewood and dates for volunteering are 2/28 and 3/7. Infant swing is broken and will be replaced next week. Purple slide has a crack and has been blocked off until a solution can be found.

Streets/Signs/Drainage: To fill pothole on Royal Oak & Chambers. Streets & Signs has no money left in budget so will pull repair cost from maintenance.

Old Business: Board approved a \$250 fine for landlords who move renters in before background checks and board approval, formalizing the policy in open session.

Adjournment: Krystal Bayer made a motion to adjourn. Brad Polson seconded- unanimous. Time: 8:09

Next Regular Board Meeting: Thursday March 19, 2026 @ 7pm

Executive Session: Reviewed complaints, account delinquencies, and covenant violations. Letters to be sent regarding RV and vehicle violations.

**Respectively Submitted,
Heather Barrett
BWO Executive Secretary**