

Lancaster Community Association Inc.

19831 Stony Haven Cypress Tr. 77433

281-858-1449

2026 Annual Meeting of The Members January 12, 2026

Quick recap

The annual board meeting was held with Phyllis Bass, Wanda Williams, and John Guyton present, where they approved previous meeting minutes and discussed community elections and leadership changes, including the election of new board members. Financial matters were addressed, including assessment rates and plans for maintaining community assets based on the 2026 reserve study, while Phyllis emphasized the importance of careful financial management to keep assessments stable for 2027. The conversation ended with discussions about upcoming maintenance projects and a call for volunteers to serve on various committees, with attendees expressing their gratitude for the efficient meeting process.

Next steps

- Phyllis Bass: Work diligently to keep 2026 assessments at the current rate and minimize spending to avoid assessment increases for 2027.
- Board of Directors: Review and begin addressing recommendations from the 2026 reserve study, including sanding and painting the pool gate, painting the building, and planning for phased replacement of mailboxes (with approximately \$90,000 estimated for all mailboxes, to be split over this year and next).
- Andon Briordin: Share ideas and suggestions for the community after becoming familiar with the board's operations.
- Board of Directors: Onboard Andon Briordin as the new vice president and incorporate his input into 2026 goals.
- Board of Directors: Recruit one additional advisory board member (one position still open after John Guidon volunteered).
- Board of Directors: Recruit volunteers for the 2026 nominating committee.

Summary

2025 Annual Meeting Minutes Approval

The board meeting was called to order with Phyllis Bass, Wanda Williams, and John Guyton present, forming a quorum. The meeting began with a motion to approve the 2025 annual meeting minutes, which was seconded and approved. Phyllis emphasized the importance of homeowner participation in community elections and voting processes.

Board Election and Leadership Changes

The annual meeting announced the election results for the Board of Directors, with Andon Briordin elected as the new vice president and Phyllis Bass re-elected as president. John Guyton, who served for many years, was thanked for his contributions. The conversation ended with a request for volunteers to serve on the core advisory board and the 2026 nominating committee.

2026 Board Goals Await Volunteers

Phyllis discussed the need for new board members and the 2026 nominating committee, but no volunteers were interested. She mentioned that the community has not yet established goals for 2026, as they are waiting for input from the new board member. Phyllis also shared some financial goals for the community but did not specify what they were.

2027 Assessment Rate Stability Plan

Phyllis discussed the importance of maintaining current assessment rates and highlighted the need to address recommendations from the 2026 reserve study, which included replacing or repairing various community assets. She emphasized her goal to keep assessments stable for 2027 by managing finances carefully and prioritizing necessary maintenance. Phyllis also mentioned plans to replace some mailboxes this year, while deferring others to next year due to budget constraints. Andon expressed interest in contributing ideas but preferred to discuss them privately with leadership first.

Annual Meeting Conclusion

Phyllis ended the conversation by thanking attendees and encouraging them to reach out with questions or suggestions, providing her email address and office contact information. She noted that the meeting was the fastest annual meeting to date, and the session was adjourned at 6:29. Judy and other attendees expressed their gratitude and said goodnight.

Manager | Lancaster CAI

From: Secretary
Sent: Tuesday, February 3, 2026 3:26 PM
To: Manager | Lancaster CAI; President; Vice President; sonia dupre; Mike Nathan
Subject: Lancaster January 2026 Ex Session

Lancaster Community Association
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Executive Session Meeting

January 30, 2026, 6:30 pm

Meeting called to order at 6:40 p.m. by Phyliss Bass Board President
Roll Call in office attendance Phyliss Bass, Andon Riordan and Sonia Dupree Member of the Board
Advisory by phone Wanda Williams
Quorum was established
Approval of Meeting Minutes- Wanda Williams made motion to except last executive meeting minutes and second by Phyliss Bass

Phyliss welcome New Board Members & Advisory Board

Items for Discussed

2026 Board of Directors' Goals

Community Center maintenance, including exterior painting, pressure washing and refreshing the parking stripes and handicapped parking spaces.

Bid received from Carlos Lopez in the amount of \$3000-\$5000 and awaiting bid from BJ Construction Company.

Curb Painting – Bid received from

1)Champions Curb Panting with two options standard \$23816.00 and premium \$29312.00

2)City Curbs \$27000.00

3) There were two other bids from last summer, each totaling over \$36000.00 per company

Motion was made by Wanda Williams and second by Phyliss to proceed with Champion Curb

Board is awaiting bids for sanding, and painting the pool gate, Painting pool house door.

Inspecting mailboxes to determine which need replacement or painting is on the list for bids.

Reserve Study- Current reserved study was compared to 2023 which showed that the community center building and pool area need some repairs. Board agreed that the repairs are needed and will secure bids to proceed before pool season begins.

2026 Proposed Budget was reviewed, and vote will take place at next Executive Session allowing members to further review.

2026 Pool Season (Family Hours) board agreed in further discussion possibility in family hour for families with younger children. Final decision will be determined by next session to allow contact with pool company for the upcoming season.

Upcoming Events -Thank you lunch will be provided to the constable office for their service towards our community.

Q&A and Suggestions

Meeting was adjourned at 8:05 p.m. by Board President Phylliss Bass

Meeting notes by Wanda Williams Board Secretary