

Queens Gap Property Owners Association

Annual Agenda Minutes – April 25, 2026

Queens Gap Member Attendance

Lot 107 – Doug Murphy
Lot 120 – Tom & Laura Malsby
Lot 46, 47, 16 – Bill & Deb Towhey
Lot 69 – Wendell & Ann Caver
Lot 117 & 118 – Joe Rowe
Lot 70 & 73 – John & Candee Dady
Lot 91 – Lindy Kirk
Lot 30 – Joe & Beth Jasper
Lot 87 – Lavada Melson & Cindy Dunn
Lot 121 – David & Kathy Dillow
Lot 18 – Ray & Nancy Klentak
Lot 105 & 106 – Richard & Melissa Wetherington
Lot 108 – Jeff & Nancy Custer
Lot 7 & 8 – Mark McFerran
Lot 94 – Marco Corales & Alyce Green
Lot 56, 57, 58 – Mark & Cindy Pearce
Lot 68 – Carol Murphy
Lot 103 – Walter Schnurr
Lot 71 – Todd & Anne Schmittener
Lot 92 & 93 – Rick & Pam Morris
Lot 119 – Randy Money
Lot 6, 14, 61, 63 – Neil & Sylvia Colledge
Lot 15 – Bruce & Renee Orcutt
Lot 76 & 77 – Steve & Renee Dean

1. Welcome POA Members – President, Bill Towhey
President, Bill Towhey, welcomed everyone to the meeting.
2. Roll Call and Certification of Proxies – VP, Doug Murphy
Doug conducted a full roll call by lot number.
3. Reading of the minutes of the preceding meeting
Motion was made to skip reading the minutes of the prior. Motion was seconded by Tom Malsby.
4. Association financial report – Treasurer, John Dady and President, Bill Towhey
 - A. Acceptance of 2025 budget – Membership voice vote
Vote was taken. Passed unanimously.

Queens Gap Property Owners Association, Inc

	2026	BUDGET PROPOSED	2025	ACTUALS
INCOME				
POA Dues	\$32,640.00		\$31,280.00	
Interest	\$3,500.00		\$4,908.30	
Fines/Penalties			\$2,280.00	
Gate Remotes			\$20.00	
TOTAL INCOME		<u>\$36,140.00</u>		<u>\$38,488.30</u>
EXPENSES				
Legal Services	\$500.00		\$327.63	<u>\$327.63</u>
Maintenance & Repair				
Gate Repair/Improve	\$500.00		\$0.00	
Grass Cutting	\$10,000.00		\$8,025.00	
Landscaping	\$500.00		\$428.30	
Road Repair	\$25,000.00		\$26,500.00	
Signs	\$50.00		\$0.00	
De-Icer	\$50.00		\$85.42	
Gate Security Cameras	\$250.00		\$0.00	
Maint. and Repair Total		<u>\$36,350.00</u>		<u>\$35,038.72</u>
Office Expense				
Insurance	\$1,000.00		\$926.00	
Meetings	\$500.00		\$359.39	
Supplies	\$100.00		\$26.99	
Postage & Box rental	\$300.00		\$246.86	
Truist Zelle	\$175.00		\$128.84	
Utilities-Gate	\$450.00		\$449.65	
Gov't/Reg	\$125.00		\$65.00	
Website	\$400.00		\$370.17	
Office Expense Total		<u>\$3,050.00</u>		<u>\$2,572.90</u>
Miscellaneous	\$250.00		\$54.03	<u>\$54.03</u>
TOTAL EXPENSES		<u>\$39,400.00</u>		<u>\$37,993.28</u>
Note As Of: 12/08/2025				
Truist Checking			\$1,465.98	
Truist Money Market			\$11,415.15	
Bank OZK CD			\$47,627.71	
Live Oak CD			\$52,536.37	
Live Oak Savings			\$136.73	
TOTAL ALL ACCOUNTS			<u>\$113,181.94</u>	

5. New Construction Committee Report – Joe Rowe

Building & Architectural Committee Report April, 2026

Recently Completed Homes

Four new homes have been completed since the last annual POA meeting on April 20, 2025.

Homes Completed

- Lot 7-8 McFerran / Lot 18 New Build Bought By Ray & Nancy Klentak / Lot 56 – 57 - 58 Mark & Cynthia Pearce / Lot 98 Sean & Melisa Nix

Homes Under Construction

There are 3 homes currently under construction.

Lot 6 Neil & Sylvia Colledge – Lot 90 James & Susan Fields Lot 17 Farro Building Inc

Total QG Completed Homes

45 Completed Homes + 3 Under Construction

42 Occupied Full / Part - Time - 3 Air B&B

6. Appointment and membership approval (voice vote) of inspectors of election.
Because there were no candidates for the Board, we did not need election officials.
7. Election of Directors – Paper ballot or Election by Acclimation
No candidates for Directors.
8. Old Business
 - A. Main Gate – Current status and upcoming maintenance
Main gate has been functioning well lately.
Semi-annual preventative maintenance was planned for the following week.
 - B. Road Maintenance, Repair and Repaving
This year the Board decided to seal coat a large portion of the pavement to prevent additional breakage and deterioration. It was finished last week and looks great.
Work was done by a quality vendor.
 - C. Mowing
This year the Board plans to conduct a consistent schedule with prior years.
 - D. Covenant compliance
There have been no incidents of covenant noncompliance noted.

9. New Business

A. Annual Assessment

The plan is to continue with the 5% increase in annual assessments bringing 2027 dues assessment to \$250.00.

B. Late and non payment of QG Annual Assessment

John Dady, Treasurer, did a fantastic job collecting all of the annual dues for 2026.

C. Electronic funds transfer using Zelle – Treasurer, John Dady

Zelle continues to increase its share of the preferred payment method. Please consider using it in the future.

10. Need for more volunteers for board positions – President, Bill Towhey

Bill Towhey reiterated the need for new people to join the Board. Everyone is encouraged to consider doing a stint on the POA.

11. Property owners comments, question, suggestions and discussion

We were able to seal coat 1 ½ miles compared to 530 feet of paving for nearly the same budgeted amount.

12. Adjournment

Doug Murphy motioned to adjourn the meeting. Bill Towhey seconded.