

Owners' Meeting Minutes

July 14, 2026 7:00 pm

Current Board Members:

Steve Easterday, Maria Bliem, Eileen Tlush, Kathleen Miller and Christine Selmon

1. Building Projects – The Board is continuing to replace ½ roof per year. In the last 5 years, buildings 1, 3 and 6 have been completed.
2. Pool / Maintenance – Pool season is going well with no issues. The board asks that when you go to the pool, please sign in on the sign-in sheet and be sure to wear your pool bands. We encourage residents to bring guests...that's what the pool is there for. However, we need to make sure that those who are not guests or residents are not using the pool.
3. Cookout Event – August 7th – 5:00 pm – Raindate is Sunday, August 9th at 5:00 pm. Please RSVP on our new website so we can prepare enough food and beverages.
4. Garden / Fall Projects / Committee Clubs
 - a. Please check out the new garden off Beverly Lane. This garden is for the community, so we encourage the residents to help themselves with tomatoes, cucumbers, hot peppers, squash, zucchini, etc. We planted marigolds on the outside of the garden to deter the deer and other critters and so far, it appears to be effective.
 - b. In the Fall, we will be concentrating on beautifying the complex and we encourage the residents to volunteer and help with planting flowers and keeping the complex neat.
 - c. We received some donated items for the meeting room – two bookshelves that now has lots of books and board games and a table that now has a Keurig coffee maker and coffee pods. We'd like to use the meeting room for clubs to get the community to come together, so we are encouraging the residents to come together and create such clubs. The door remains locked, but Chuck can typically allow access, and we can give a key to a club member to allow access as well. We will post these events on the website.
5. Website update – Please visit www.sterlingarmscondos.com and check out our new website. Sign up for our mailing list under the contact tab to stay informed of events and things happening in the community!
6. Landscapers – feedback from owners – Overall, the residents seem to be pleased with our landscapers. We have had some complaints about blowing debris back into the gardens and stairwells, but the Board has brought that to their attention. They did a really nice job with the Mulch in the beds. In the future, we will notify the residents when the mulching will be done in case there are plants that should not be covered or removed from the beds and you want to mark them, so the landscapers are aware.
7. Elections – opportunity to get involved – Current Board members are finishing up their first year of the two-year term. Next election will be held in the Fall of 2027.

8. Yard sale feedback – want to do again? Our first yard sale was held back in May, and we believe it was a nice day. Steve's grandkids had a lemonade stand, and they donated the proceeds to the Autism Foundation which was great! We expect to participate again next year.
9. Solar panels discussion – The board is exploring options for solar panels – the condition of the roofs is a factor as well as the financing. But if we can reduce the electric bills for all the residents, it certainly would be cost effective.
10. Q&A

We are still searching for a golf cart for Chuck – if you know of anyone selling a used one for a reasonable price (\$2,500 max), please let us know.

We have been getting complaints about some of the renters in the community. We emphasized that Landlords must make their renters aware of the rules of our community and fines will be assessed when the rules are broken. Newsletters will be physically delivered to each unit again instead of just via email so the renters will have access to them and can see the complex rules.