

PIPERS GLEN CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 22, 2026  
MINUTES

The meeting was called to order at 5:30 p.m. by President Ann Hernandez. Notice of Meeting was properly posted.

Board members Ann Hernandez, Marilyn Short, Joe Maynard, and Tracy Watson were present; AmeriTech Property Manager Beverly Neubecker was also present.

There being no Board of Director's meeting in May, a Motion was made and seconded to read the Minutes of the April 27, 2026 Board meeting. Motion carried.

Treasurer's Report: Marilyn provided information regarding the account balances, large increases in reclaimed water expense, and two units delinquent in maintenance fees. Marilyn asked Beverly to follow up with Landscape to request detail sprinkler invoices and also to provide the Board with a breakdown of monies available from interest earned which can be applied to unbudgeted deferred maintenance expenses.

Manager's Report:

- Property Manager reported on Association's financial and aging report, copy attached hereto.
- Updated status of building repairs.
- Discussion regarding request for termite treatment.
- Contacted City to replace dumpster at 1591-1593 Amberlea. It was recommended that Beverly contact the City to discuss concerns if increased rodent activity in Pipers Glen could be due to the City possibly eradicating rodents at the reclaimed water plant.
- Letter to be sent to unit owner by attorney regarding access to unit for condo responsibility ceiling repairs.

Old Business:

- Awaiting response from Landcrafters regarding concerns about the Association's lawn care and sprinklers.

New Business:

- Discussion regarding ongoing rodent/dumpster issues. All household debris must be properly disposed of and placed inside the dumpsters.
- Discussion regarding unit owner's request for termite treatment. Request by the Board for further inspection by the unit owner's termite vendor and provide report to the Board regarding findings. Further discussion by the Board will follow. Unit owners present were reminded that all units were inspected by a qualified pest control vendor in June of 2025 to determine extent of any drywood termite infestation. Pursuant to the Rules and Regulations Termite Remediation Addendum adopted by the Board in November 2025, those units found to have drywood termite infestation within the unit boundaries were the responsibility of the unit owner for remediation.

- Discussion regarding following maintenance projects:
  - Awaiting inspection for ceiling repairs to Unit 5A
  - Architectural Requests for window replacements were approved by Board
  - Repair of under-the-slab pipe leak to Unit 6D was approved by the Board

There being no further business to come before the Board, the meeting was adjourned at 6:30 p.m.

Submitted by: Tracy Watson,  
On behalf of Pipers Glen COA Board of Directors