

**Townhouse VI Homeowners Association
Agenda: Board Meeting**

**Monday, October 26, 2026, 1:30 pm
GVR Las Campanas Center, Ironwood Room**

To join remotely: [https://meet.jit.si/THVI Board Meeting](https://meet.jit.si/THVI_Board_Meeting)

A. Call to Order & Roll Call

Board members: Sharon Gaipman (2027), Mark Spence (2027), Judy Savarese (2027), Rick Oliveira (2028), Peggy O'Leary (2028), Leen Edwards (2028), Sandy Cooney (2029), Pat O'Leary (2029), Jerry Deno (2029)

B. Approval of the agenda

- C. Omnibus motion:** *All of the items under C. have been sent to Board members before the meeting. Any item can be set aside by any member of the Board for discussion under D. - Items for Discussion. All minutes and reports not set aside for discussion under D. will be accepted in a single vote.*

1. Approval of minutes

- a. Board Planning Meeting, April 15, 2026
- b. Board Meeting, April 15, 2026
- c. Budget Proposal Informational Meeting, October 05, 2026

2. Officers' Reports

President – Mark Spence
Vice-president – Peggy O'Leary
Treasurer – Sandy Cooney
Secretary – Pat O'Leary

3. Committee Reports

Architecture – Leen Edwards
Landscape – Bob Laux Bachand
Erosion Control – Bill Stephenson
Roads – Jerry Deno
Social – Sharon Gaipman
Welcome – Gill Batterman
Nominating – Jackie Means
Financial Review – Sharon Deno
GV Council – Sharon Gaipman

D. Items Set Aside for Discussion

- 1. Review of Action Items** - Mark
- 2. Details of Reserve CD transaction** - Sandy

E. Unfinished Business

- 1. 2027 Budget proposal** – Sandy
- 2. Transfer fee for reserve** - Sandy
- 3. 2026 Opalos erosion control project** – Andy Savarese (*for Bill Stephenson*)
- 4. 2027 del Monte erosion control project** – Andy Savarese (*for Bill Stephenson*)
- 5. Attorney engagement letter** - Pat
- 6. 2027 Board meeting dates** - Pat

F. New Business

1. **ARC membership** – Mark
2. **Board replacement for Leen** - Mark

G. Recognition

H. Residents' Comments for the Board: Three minutes maximum per person.

I. Next Board Meeting: THVI Board Meeting, 2:00 pm Monday, December 07, 2026, at GVR Las Campanas Center, Acacia Room

J. Adjournment

Attachments:

- Board Planning Meeting Minutes – Apr 15, 2026
- Board Meeting Minutes – Apr 15, 2026
- Budget Proposal Informational Meeting, October 05, 2026
- 2027 Budget proposal
- Sep 2026 Financial Report
- Reserve Projection Fall 2026