

**MINUTES OF THE
ANNUAL MEETING OF THE MEMBERS
STERLING POINTE ESTATES OWNERS ASSOCIATION**

DATE: Tuesday, December 16, 2025
TIME: 7:00 P.M.
PLACE: Telephonic Meeting
DIRECTORS PRESENT: Kathy Ratermann - President
Kitty Carter – Vice President
Lonny Trestrail – Treasurer
COMMITTEE MEMBERS PRESENT: Matt Leonard - ACC
OTHERS PRESENT: Sam Spiegel, Candidate for the Board

1. Call to Order

Ms. Ratermann, presiding as President, called this Meeting of the Members to order at 7:00 p.m. and determined that a quorum of Directors was present, and that the meeting, having been duly noticed and convened, was ready to proceed with business.

3. Annual Board Election

Ms. Ratermann discussed the election process and confirmed that the only application received was from Mr. Sam Spiegel. The Board determined that Mr. Spiegel was in Good Standing and in accordance with the Amended and Restated Bylaws of Sterling Pointe Estates Owners Association (the “Association”), Ms. Ratermann made a motion to elect Mr. Spiegel, by acclimation to the Association’s Board of Directors. Mr. Trestrail seconded the motion. and Mr. Spiegel will begin serving as a Board Member effective January 1, 2026.

4. Financial Report

Mr. Trestrail reviewed the 2026 Operating Budget for the Association. The Board discussed 2025 Actual Expenses and 2026 Budgeted Expenses as presented. Mr. Trestrail stated that the overall budget for 2026 will remain unchanged but the 2026 assessment will be finalized in January once the final expenses for 2025 are paid. Mr. Trestrail explained that any funds budgeted for 2025 expenses that are unused will be returned to homeowners in the form of a credit on the 2026 assessment. After discussion of the proposed budget concluded, the Board voted to approve the 2026 Operating Budget.

5. Open Discussion

None

6. Adjournment

There being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned and declared closed.

Ms. Ratermann, Recording Secretary of the Meeting