

NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION
QUARTERLY BOARD MEETING

MINUTES

January 28th @ 3:45 p.m. via Teams

Attendees: Tom Rubey, Brent Bradbury, Brian Hasson, Jeremy Cram, Greg Munster, Nick Eley, and Jen Grooms (NAIOE). Laurie Ann Hill - absent

Call to Order: 3:47 p.m.

1. Prior Meeting Minutes (10/16/2025), Motion to Approve as written. TR, Seconded NE, AIF.
2. November Financials, Board reviewed:
 - a) EOY financials to be sent to the board for review when they are available.
 - b) CD's renewed as the maturity date occurred, per board approval.
3. Operations:
 - a. Maintenance- Tree Mulching 2026 discussion on mulch, edging and maintenance. Manager to coordinate requests with the vendors and also advise board on cost reduction. Primary focus to keep mulch as last year and make sure newer trees (Greensward) are mulched to optimize success.
 - b. Hanby Loop Park – discussion and owner will be contacted to reach out to the City.
 - c. Delinquency - \$34,069.74, 5 accounts in foreclosure account \$21,912.74 and 1 bankruptcy \$7,806.57.
 - d. Legal and Violation matters discussed.
 - e. Reserve Study – all 2026 recommendations have been completed ahead of schedule.
4. ARC:
 - a. Discussion of process, vendors and various responsibilities.
 - b. Further discussion will take place.
5. Open discussion:
 - a. Electricity – Bobby to send map of known locations of Northgate meters and coordinate with Andy Walther to resolve this matter.
 - b. Irrigation and Water Responsibility – further discussion with the City.

c. Election of Board Officers:

- President – Tom Rubey
- Vice President – Brent Bradbury
- Treasurer – Nick Eley
- Secretary – Brian Hasson
- Directors – Greg Munster, Laurie Ann Hill, Jeremy Cram

Next Meeting – Wednesday, March 25, 2026 at 3:30 p.m.

Meeting Adjourned – 4:44 p.m. by TR, NE 2nd AIF