



Three Mountains Estates

Board Meeting Minutes

Date of Meeting: April 30, 2026

Time of Meeting: Dennis Joule started the meeting at 6:00pm

Location of Meeting: Dennis Joule 14299 S.W. 134th Dr.

In Attendance:

- **Patrick Breiling: Member at Large (previous Treasurer)**
- **Dennis Joule: President**
- **Gary Kopka: Treasurer**
- **Doron Eskinazi: Secretary**
- **Matt Adamson: Member at Large**
- **Jack Gallagher: Appointed Architectural Review Committee (ARC) Member**
- **Ross Crowley: Appointed Architectural Review Committee (ARC) Member**
- **Dean Adkins: Appointed Architectural Review Committee (ARC) Member**

Meeting Minutes:

Treasurer Report:

- **Review bills:**
 - **Water: \$200 Approx. per month**
 - **John (landscape): \$200 per month**
 - **Insurance cost: \$28 approx. per month**
 - **OnPoint is location of account**
 - **CD Rolling: \$5,000 approx.**
 - **We do have some delinquent accounts.**

Old Business:

- Reviewed the newly elected Board Members from the Association Meeting on April 19, 2026.
 - President: Dennis Joule
 - Treasurer: Gary Kopka
 - Secretary: Doron Eskinazi
 - Member at Large: Matt Adamson
 - Member at Large: Patrick Breiling (Pass off responsibility of Treasurer to Gary).

New Business:

- Discussed the appointment of new Architectural Review Committee (ARC):
 - Dennis Joule, Gary Kopka, and Doron Eskinazi appointed ARC members:
 - Ross Crowley
 - Matt Adamson
 - Dean Adkins
 - Jack Gallagher
- Reviewed and recommended updates to the current website and links guiding neighbors to the following:
 - Email for current Board Members
 - Email for current Treasurer
 - Ross Crowley will update the current forms to make them easier to access and more user friendly. Ross will make these updates and post on the website. This includes an updated ARC form and process of response/receipt for neighbors. Ross will update meeting minutes to ensure that all neighbors can access per Board requirement.
- Dennis will be creating a paper flyer to deliver to all neighbors for the purpose of:
 - Introducing new Board Members
 - Communicate updates to the website and links to resources. Guide our neighbors on how to communicate needs or supports.
 - Communicating a neighborhood message related to our shared interest to work together to ensure a healthy and thriving neighborhood.
 - Reminders of CCR's
 - Invite and guide neighbors to get involved in the HOA.

Time Meeting Adjourned: Dennis Joule adjourned the meeting at 7:30pm.