Fishing Creek Farm Homeowners Association

Capital Expenditures (CapEx) Committee
Meeting Minutes

Date:	April 14, 2026
Time:	4-5pm
Location:	Virtual Meeting

Attendees

- Lark Marie (Chair)
- Eamonn
- Rick Dengler
- John Snedeker (joined during meeting)

1. Call to Order

- The meeting was called to order at 4:04 PM by Lark Marie.

2. Review of 2026 Capital Expenditures & Cash Position

- Total projected CapEx: approximately $448,000.
- Expected near-term expenditures: $150,000–$200,000.
- Shoreline revetment project unlikely to proceed fully in 2026.
- Erosion near roadway measured at less than 8 feet from road edge; monitoring recommended.
- Parking lot paving subject to cost variability; bids pending.
- Clubhouse ramp repair estimated at approximately $20,000.

3. Certificate of Deposit (CD) Strategy

- Money market balance approximately $284,000.
- CDs maturing in May ($54K and $181K) and August ($56K).
- Committee approved renewal of May CDs for six months.
- Maintain liquidity in money market pending further clarity.
- Reassessment scheduled for June/July 2026.

4. SECD Initiative

- Recommendation to engage legal counsel to advance SECD process.
- SECD not expected to impact 2026 expenditures.

5. CapEx Committee Charter

- Draft charter reviewed.

- Recommendation to include subject matter expertise language.
- Revisions to be circulated and submitted to the Board.

6. Financial Modeling

- Potential large expenditures may significantly impact reserves.
- Further modeling required following bids and Board decisions.

7. Sand Spit Bridge

- Estimated repair cost: approximately $13,000.
- Long-term replacement estimated at approximately $250,000.
- Identified as a potential liability risk.
- Recommendation to escalate decision to the Board.
- Install safety barriers if repairs are deferred.

8. Action Items

- Renew May-maturity CDs for six months (Immediate).
- Reassess CD strategy (June/July 2026).
- Obtain parking lot bids (Rick Dengler).
- Revise and circulate CapEx charter (Lark Marie).
- Add sand spit bridge to Board agenda (Eamonn).

9. Adjournment

The meeting was adjourned at 4:53 PM.