



Annual Meeting 2025

2025 Board of Directors

- Ray Plachta - President
- Al Brightwell - Vice President
- Mark Torres - Treasurer
- Bob Graves – Secretary
- Jan Barnett
- Jodie Paul
- Chuck Lovelace - Communications
- Ellis Johnson
- Tiffany Krejcarek

Agenda

- Call to order – Validate Quorum
- Year in review
- 2026 MLCA Budget
- Questions/Concerns for the Board
- Nominations for Board of Directors
- Election of new Board Members
- New business
- Announce new Directors
- Insurance Presentation
- Adjourn

2025

Year in Review

- Conducted 3 Surveys – 86 since our first one in 2010
 - Dues Collection Methods
 - Home Builder vetting process
 - Legal Assistance
- Published 9 Public Service Announcements
 - 4 on Corporate Transparency Act alone
- Administered 1 Member Queries
 - Annual Assessment Increases
- Grew our Active Membership to a New High (68)
- Continued to develop and enhance our relationships with AQD and FOLKS
- Focused more on leveraging our CAI Membership for all MLCA Members
- Invested additional resource in our CAI Membership
 - Chuck Lovelace serving as treasurer of the SC LAC

Treasurers Report

2026 Budget

MOUNTAIN LAKES COMMUNITY ASSOCIATION

Budget 2026	Actual		Projected		Budget		Comments
	2024	Aug 2025	Sep-Dec	Total 2025	2025	2026	
Income:							
HOA	\$ 3,900	\$ 3,925		\$ 3,925	\$ 3,900	\$ 3,925	
Individual	90	80		80	80	90	
Investment income	712	459	250	709	675	650	rates down
TOTAL income	4,702	4,464		4,714	4,655	4,665	
Expenses:							
Advertising (FOLKS)	250	250		250	250	250	
Insurance	698		700	700	700	700	
Meeting expenses	212		200	200	300	300	two seminars
Contributions (mtg expense)				0	1,000	500	one seminar
Contributions SCLAC	200	500		500	200	500	
Membership	305		340	340	305	340	
P.O. box rental	226	232		232	250	250	
Website services	60		70	70	60	210	SSL cert
Printing / mailing	337			0	350	350	
TOTAL expenses	2,288	982		2,292	3,415	3,400	
NET INCOME	\$ 2,414	\$ 3,482		\$ 2,422	\$ 1,240	\$ 1,265	

Questions or Concerns for the Board from Members?

Nomination & Election of Board Members

- All Current Board Members are mid term
 - Jan Barnett
 - Al Brightwell
 - Bob Graves
 - Chuck Lovelace
 - Jodie Paul
 - Ray Plachta
 - Mark Torres
 - Ellis Johnson
 - Triffany Krejcarek
- Nominations from the Floor
 - By-Laws support up to 11 Board Members

New Business

Tax Seminar scheduled for 1.29.26

What Every Board Member Needs to Know Seminar
scheduled for Q2 2026

Other Suggestions from Members for future Seminars?

What can MLCA do better in the future?