

# Regency Cooperative Association

## February 2026 Board Meeting

### Minutes

#### Attendance

**Board & Working Group Members:** Debra Mastaler, Roger Halls, Julie Gerkens, Mary Lu Belote, Bill Pedersen, Charles Tucker, Cindy Mitchell (via ZOOM)

The meeting was called to order at 3:14, quorum was met.

The November 2025 minutes were approved.

#### Comments from the Chair: Debra

Several old checks were destroyed.

January was a good month for new memberships (7) and we had one new member in December. Some were new residents and some were residents who had lived in Regency for a while but never joined.

Since the November meeting, this is the status of vendors under consideration:

- There is one new vendor still in the pipeline.
- The following actions have been taken on other potential vendors
  - Let It Shine Mobile Detailing – Stop action. This company doesn't want to get a business license.
  - Nova Construction Now – Stop action. We have attempted to contact the vendor 3 times with no result.
  - Reliable Landscaping – Stop action. Cindy has attempted to contact 3 times with no result. For this vendor and the one above (Nova) we have contacted the Co-op member who made the recommendation and explained that we got no response, so they won't be included in our vendor list.

- o Premiere Services VIP – More action needed. The Board discussed this vendor in greater detail. This is a limousine service owned by a corporate account (Ethix Logistics and Premiere Auto). We need proof that the vendor is a subsidiary of this company and that they carry liability insurance, not just vehicle collision insurance. Roger will make a call and follow up.
  - o Diamond Doors – Stop action. This vendor has been submitted 5 times and never responded to our contact efforts.
  - o The Cozy Hearth – Accepted/added
  - o Hydro Rooters – In process
  - o Barker & Woof – In process
  - o J&L Construction – Has not responded to first contact
  - o Thomas Thieman Handyman – Has not responded to contacts.
  - o Mike Wahdan Small Engine Repair – This vendor is all over social media, but he has no insurance. The Board discussed whether we need to require insurance from vendors who don't enter the residence...like one who would come to the driveway to pick up a screen or small engine, repair it off location, and then return it to the residence. Roger questioned whether our charter required insurance. It was pointed out that in the first paragraph, it refers to "licensed" vendors. Do we want to change this to allow exceptions for vendors who don't enter residences, or to whom we take items. Roger will write up a short suggestion that we change the charter, and send it out to all Board members for a confidential vote.
- Vendor letters were sent January 6, 2026 with the message:  
*"Please check the membership roster."* We want to make sure vendors check whether residents are paid before offering them Regency Co-op discounts. Twenty vendors have responded that they are checking.

- 5 Day Blinds - updated their agreement with additional verbiage. They did not change the 25% off discount, but clarified that there were some exceptions.

## **Comments from Vice Chair**

**Roger**

All three December vendors submitted their Certificates of Insurance (COIs). Five COIs were received for January. Two were received for February and are underway. Three more are being followed up on (details below).

There were some challenges with two vendor COIs that expired in January.

- Heather's Painted Cabinets, Inc expired 1/1/2026. The vendor has not responded to 3 emails and 2 phone messages. Debra offered to try contacting her one more time.
- Allstar Home Improvements expired 1/24/26. They have not responded to 2 emails. Roger will be sending them a final notice later this week.
- A total of 3 vendors are scheduled for renewal in February.
  - Mobile Steam Car Detailing – due 2/8/26. First notice has been sent.
  - 2020 Drain Cleaning & Plumbing – due 2/19/26. No notice sent yet.
  - Miller Restorations – due 2/23/26. No notice sent yet.
- March is a big month for COI renewals. There are a total of 17 due. Roger will be gone for 3 weeks in April, so he might need some help soon.

# February Treasurer's Report

Mary Lu

- We have 8 new members since November.
- Our 2025 financial statements are complete and [online](#).
- We have no anticipated expenses in the near future. Hosting has been paid for for 2 years. Our domain rental and FCC license payment will be due later. The mailbox rental payment is due in October.



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VA 1000076878379



458-09-01-00 51509 0 C 001 30 5 66 002  
REGENCY COOPERATIVE ASSOCIATION  
15100 HEATHER MILL LN APT 306  
HAYMARKET VA 20169-6280

## Your account statement

For 01/30/2026

## Contact us



Truist.com



(844) 4TRUIST or  
(844) 487-8478

### ■ BUSINESS VALUE 200 CHECKING 1000076878379

#### Account summary

Your previous balance as of 12/31/2025	\$4,647.64
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 315.00
Your new balance as of 01/30/2026	= \$4,962.64

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(S)
01/05	MOBILE DEPOSIT	45.00
01/07	COUNTER DEPOSIT	45.00
01/14	MOBILE DEPOSIT	45.00
01/14	MOBILE DEPOSIT	45.00
01/16	COUNTER DEPOSIT	45.00
01/20	MOBILE DEPOSIT	45.00
01/20	MOBILE DEPOSIT	45.00
Total deposits, credits and interest		= \$315.00

## **Membership Update**

**Charles**

Charles is learning the process of the new resident outreach program. He is working on a chart documenting the process, with an accompanying description of the steps.

## **Vendor Updates**

**Cindy**

Cindy reported via ZOOM that the senior discounts section of the website has been updated, and the vendor links have been checked. She will write up a recap and send it to Julie to include in the minutes at a later date.

## **Old Business/New Business**

Roger has written an article about the Regency Co-op for the next Regency Review.

This month Debra will send out the newsletter and will mention the passing of Barbara Clements. We will mention that Charles has stepped back into her role. It will also mention that we are looking for a new Board member, and highlight our new vendor, Cozy Hearth.

**Next Meeting:** March 16, 2026, 3:30 - 5:00 Clubhouse