

Regency Cooperative Association

July 2026 Board Meeting Minutes

Attendance:

Board Members present: Debra Mastaler (Chair), Roger Halls (Vice-Chair), Mary Lu Belote (Treasurer), Julie Gerkens (Secretary), Beth Ward, John Clement

Absent: Cindy Mitchell

The meeting was called to order and a quorum was met.

The minutes from the June 2026 Board meeting were approved. They can be found on the website under "Resources".

Comments from the Chair: Debra

New Vendors in the pipeline:

We have two new vendors in the pipeline. They are **Premier Home Comfort** and **Academy Door & Control Corp.**

Premier Home Comfort has been contacted twice without a response. If we don't hear from the vendor after a third email message, they will be called. If still no response, dropped.

New Vendors added to the website:

We have added two new vendors to the website. They are **Kraus Remodeling** and **D & S Installers.**

Vendors to remove from contact list:

We are going to drop **The Cabinet Coaters** because we have received no response to our emails or phone call.

Priority Window Glass was recommended and filled out an application but did not want to offer a discount, saying that he already provides discounted prices to our residents. Roger offered to call him one last time to discuss other pricing options.

Website stats for June 2026:

The website had 153 unique visits in June. This compares to 121 unique visits in May. The top pages visited were Home and Vendor Directory.

Comments from Vice Chair: Roger

COI Update:

All but one vendor with COI's expiring in May have submitted renewals. **3 Day Blinds** was three months behind on renewing but finally received a response from them on July 12 saying the 3 Day Blinds reps had been on extended leave due to numerous mThey are now current. .

A total of 5 vendors were scheduled for COI renewal in June. Four provided updated COI's. The COI for **Brothers & Sons Home Services** expired on June 30 and the vendor has not responded to two email requests for an updated copy. Roger asked Cindy to follow up with a phone call.

Nine vendors are scheduled for July COI renewals.

By-laws update:

Roger provided Board members with copies of the revised By-laws. Changes and additions are highlighted in red. Since we will not meet in August, we will discuss the changes at our September meeting and vote to accept the update or keep the By-laws as written (they are over 10 years old).

May Treasurer's report: Mary Lu

458-09-01-00 51509 1 C 001 30 5 66 002
REGENCY COOPERATIVE ASSOCIATION
PO BOX 173
HAYMARKET VA 20168-0173

Your account statement

For 06/30/2026

Contact us



Truist.com



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

■ BUSINESS VALUE 200 CHECKING 1000076878379

Account summary

Your previous balance as of 05/29/2026	\$5,338.89
Checks	- 65.72
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 90.00
Your new balance as of 06/30/2026	= \$5,363.17

Checks

DATE	CHECK #	AMOUNT(\$)
06/25	213	65.72
Total checks		= \$ 65.72

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
06/01	MOBILE DEPOSIT	45.00
06/09	MOBILE DEPOSIT	45.00
Total deposits, credits and interest		= \$90.00

The bank statement reflects three new members in June (\$90.00). We had one expense (\$65.72) for glossy flyers that will be distributed by John to new residents. It was noted that the Regency Review will no longer accept flyers as article substitutes, so we will need to find new angles for future write-ups, if we do them.

Membership Update: Debra

We have 668 active members. Three homes sold in June. There are 7 on the market currently.

New Business:

Mailbox-checking process was reviewed in detail. Membership Director will now assume this responsibility (Beth Ward). Mary Lu checks the mailbox on Mon/Tues/Wed, and Beth checks on Thu/Fri/Sat. They will text one another when they drop by the post office so that they can plan the next visit. Box #173.

The Outreach Director (John Clement) was given the new glossy flyers and he will be responsible for distributing them to new residents. If the new residents live in the Reserve, Roger will deliver them. Since we can't send flyers to new condo residents, Beth will be responsible for sending them welcome email messages.

Next Meeting:

The Board will not meet in August. The next meeting will be on September 21, 2026, at 3:30 - 5:00 in the Clubhouse