

Regency Cooperative Association March 23, 2026 Board Meeting Minutes

Board & Working Group Members Present: Debra Mastaler, Roger Halls, Julie Gerken, Mary Lu Belote, Cindy Mitchell, Bill Pedersen

Absent: Charles Tucker, John Clement

Guest/Potential New Board Member: Beth Ward

The meeting was called to order at 3:05 pm. Quorum was met. Minutes from our February 2026 meeting were approved.

Comments from the Chair: Debra

Debra turned over checks to Mary Lu to be destroyed. She then introduced Beth Ward to the Board. Beth is interested in joining the Board, so Debra invited her to sit in on our meeting. Welcome Beth!

Roger was recognized by the group for his excellent article about the Regency Co-op that was published in the most recent Regency Review.

KUDOS to Roger!!!

We have three new vendors in the pipeline:

R&C Remodeling: Has not responded after a second email.

ES & Home Remodeling: Has responded and is working on paperwork

K&L Construction: We received a recommendation from a resident in February. They are interested, but the vendor does not speak English. It was suggested that we could make a note of this in the listing, but to make sure that this would be legal, Debra will check on this first.

We next discussed discontinuing outreach efforts for 3 vendors:

Hydro Rooters: The Board voted to cease outreach efforts.

Barker and Wolf: This is a pet grooming company recommended by Beth Ward. Debra asked Beth to reach out one more time to see if the vendor is interested. (After our meeting, Beth contacted the owner and she said that she is not interested in being listed because she already has plenty of customers in Dominion Valley.)

All-Star Home: We have not received any responses to our outreach efforts. This vendor has been on our list previously, but we have not received an updated COI. We have removed the vendor as of 03/24/26 for failure to renew COI.

Residents emailed with updates: We will discuss this at our next Executive Board meeting.

Thomas Thieman Handyman (Maria Augst)
Mike Wahdan Small Engine Repair (Henry Rothbart)

Our April newsletter will continue to appeal for new board members. Debra noted that we were successful in getting Beth Ward from our March newsletter.

Membership working group/John Clement - Debra said that she received a text from John saying that he had delivered 4 flyers to new residents.

Comments from Vice Chair Roger

Received a COI from **Heather's Painted Cabinets, Inc** that expired 1/1/26.

Waiting for a COI from **Allstar Home Improvements** that expired 1/24/26. Roger sent 3 emails. Cindy called 3/3/26 and the owner indicated COI will be sent. Cindy called again on 3/11/26, leaving a voicemail requesting COI.

All five vendors with COIs expiring in February have submitted renewals.

A total of 17 vendors are scheduled for COI renewal in March (our biggest month of the year):

Eight vendor updated COI's have been received.

One vendor received a second email **Professional Touch** expired 3/15/26.

Four vendors have received first email:

Garage Experts of Northern Virginia expires 3/15/26

Pegasus Painting, Inc. expires 3/15/26

Houck's Home Improvement expires 3/16/26

Polo Home Improvements expires 3/20/26

Four vendors with COIs expiring in March will receive emails:

Weed Man expires 3/24/26 (updated 3/25 COI received)

James Lambert Remodeling & Repair expires 3/25/26

James Lambert Snow Removal expires 3/25/26

White Horse Property Services (aka White Horse Consulting) expires
3/31/26

Seven vendors are scheduled for April COI renewals.

Cindy has been helping Roger follow up on vendors by phone. Thanks to Cindy for the assist!

Roger has been working on a bylaw update to allow vendors that do not enter residences to be listed, even though they don't have insurance. He is working to address comments received from Debra, Charles and Mary Lu. We will discuss this at our next Executive Board Meeting.

February Treasurer's report: Mary Lu

Truist Bank requires a street address to be associated with an account, so Mary Lu gave them her home address. The P.O. Box will still be used on the bank statement.

Namecheap has been reimbursed for the SSL certificate. This should hold us for a few years.

Our bank account reflects no checks in March. We had three new memberships in February, and might have another in March. Our balance as of 02/27/26 was \$5007.64.

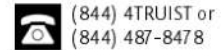


458-09-01-00 51509 0 C 001 30 S 66 002
REGENCY COOPERATIVE ASSOCIATION
15100 HEATHER MILL LN APT 306
HAYMARKET VA 20169-6280

Your account statement

For 02/27/2026

Contact us



▪ BUSINESS VALUE 200 CHECKING 1000076878379

Account summary

Your previous balance as of 01/30/2026	\$4,962.64
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 45.00
Your new balance as of 02/27/2026	= \$5,007.64

Membership Update: Charles

Charles was absent but provided the following information to Debra. Our outreach document is up to date for new residents. There have been three new home sales for which we are waiting on new resident names to contact. There are 2 more sales concluding soon.

Charles is going through our list of late 2024 new residents looking to identify those who are still not members. He will go through mid-2025. So far he has identified 21 residents to contact. He will work with John on getting flyers to them.

Vendor Updates

Debra has sent an email to resident Domenick Mingione stating that, despite multiple attempts to contact Hydro Rooters, the company did not respond to the invitation to join the Regency Cooperative.

Beth Ward has been advised of the status of Barker & Woof.

Debra and Cindy agreed to discontinue using the Neighbors of Regency Facebook page to identify potential new vendors. It has not been fruitful.

Kohl's 15% military discount has been removed from the National Discounts page.

New Business:

Date for next Executive Board Meeting:

Regency Clubs flyer distribution: Debra was asked by a member of the Regency Women's golf club to distribute one of their flyers when we distribute new-resident flyers. The Board doesn't want to overwhelm new residents with numerous flyers. While we agreed not to advertise this service, we will provide this service if asked.

Debra asked that, at our next Board meeting, we come prepared to discuss ways to increase recommendations for new vendors. Do we want to hold focus groups on the kinds of vendors we want to add? Do other 55+ communities have a similar co-op where we could share vendor suggestions?

Debra noted that Bill Pedersen's term will expire in May. Beth will probably rotate into Bill's duties, once a year contract renewals. This would be with Cindy's help again.

Beth is willing to work with Roger on learning website maintenance. Her background has been in IT, so she is interested in learning this role.

Next Meeting: April 20, 2026, at 3:30 - 5:00 Clubhouse

Meeting Adjourned at 4:40 pm.