

Minutes from September 15, 2025

Regency Co-op Board Meeting

Board attendance:

Debra Mastaler, Roger Halls, Mary Lu Belote, Julie Gerkens, Cindy Mitchell, Bill Pedersen, Barbara Clement

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

Minutes from July 2025 meeting were approved.

Comments from the Chair:

Debra Mastaler reported several new vendors were added to the site along with minor updates.

One new vendor is in the pipeline, Stonewall Roofing, recommended by Leo Conrad.

Comments from the Vice Chair:

Roger revisited our decision to remove Washington Washers from the website. Due to lack of response to three emails and three phone messages for COI renewal, the Board had unanimously voted to remove Washington Washers from the approved Vendor list. As of 8/7/25, Washington Washers has been removed from the Regency Coop website.

All vendors COI renewals are up to date through August 2025. A total of 8 vendors are scheduled for COI renewal in September:

Two have submitted updated COIs (Davey Tree Service and Royce Home Transformations).

Three have received first notices and will receive a second notice this week. (Espinoza & Sons Electrical is due 9/9/2025. Skyfall Exteriors is due 9/10/2025. AG Landscaping is due 9/15/2025).

Three will receive a first notice this week. (A&C Glass Tinting LLC is due 9/17/2025. TrueCraft Windows and Doors is due 9/19/2025. Ned's Home is due 9/28/2025).

Treasurer's report:

Account summary

Your previous balance as of 07/31/2025	\$4,273.64
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 225.00
Your new balance as of 08/29/2025	= \$4,498.64

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
08/01	MOBILE DEPOSIT	45.00
08/15	COUNTER DEPOSIT	45.00
08/18	MOBILE DEPOSIT	45.00
08/25	MOBILE DEPOSIT	45.00
08/27	COUNTER DEPOSIT	45.00
Total deposits, credits and interest		= \$225.00

Mary Lu reported that we have 7 new Co-op members. We had 3 in July and 4 in August. Most were new residents.

Vendor Agreement Renewal Update

Bill reported that we have 73 vendors up for renewal. By November 10, he will be all done with this process. Renewal notices will go out October 6. Vendors have 7 days to respond. After a second notice, they have 14 days to respond. If a third notice is required, they have 7 days to respond. If we still don't have a response after 3 written notices, Bill plans to call the vendor(s) three times. Bill is taking this extra step because he has discovered that sometimes the email notice goes to the wrong person, so calling is our last effort.

New Business:

Debra and Roger discussed a date to meet for website training. Possibly on October 14 from 10:00 am to noon.

The Board discussed the removal of a vendor "H". Board voted to allow vendor H to remain. If a future issue happens, vendor H will be removed.

Purchase of a table skirt with our Co-op logo is on hold because there is still no date announced for a "club fair" at Regency.

Debra asked for comments about the proposed "new vendor program" known as "Outside-Outside the Home". *See 8/3/2025 email (Appendix I) at the end of these minutes. There was much discussion of pros and cons, and the Board voted NO to this proposal.

Finally, we discussed different ways that we could attract new members. One suggestion was to ask if we could have a table at the Fall Craft Fair for a membership drive. Another suggestion was to have a membership drive in conjunction with a popular event...like a Chorale event that would attract many neighbors. Both ideas will be looked at and discussed in the October meeting.

The meeting was adjourned at 4:15 pm.

Next Meeting: October 20 3:30pm at the clubhouse.

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