Harmony Ridge Townhouses

c/o Preferred Management Associates
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Moscow, PA 18444
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Annual Homeowners Meeting Minutes

Date: Thursday, June 20, 2025
Time: 7:00 PM – 9:00 PM (Meeting adjourned at 7:23 PM)
Location: Google Meet

Call to Order

The Annual Homeowners Meeting was called to order by President Jody Berube.

Attendance

Present:

- Jody Berube
- Demetri Psihalinos
- Carl Feinstein
- Chris Burns
- Senta and Ron (Fair Oaks)

A quorum was confirmed. The Association has 42 homeowners, requiring 20% (9 homeowners) to establish a quorum. One proxy was received.

Meeting Procedures

Residents were asked to enter their names in the chat for attendance documentation. Participants remained muted during the meeting except for the question-and-answer session.

Approval of Previous Meeting Minutes

The minutes from the previous Annual Meeting were presented for approval.

Motion: Demetri Psihalinos
Second: Carl Feinstein

The motion carried.

Completed Projects

The Board provided updates on the following completed projects:

- Community website
- Pool updates
- Water project

Financial Review

The Board reviewed the Association's finances, including the current budget.

Upcoming Projects

The Board discussed planned and upcoming community projects.

Resident Questions and Answers

A question-and-answer session was held with attending homeowners.

Adjournment

A motion to adjourn was made by Jody Berube and seconded by Demetri Psihalinos.

The meeting was adjourned at **7:23 PM**.