

**UNIT 1 BOARD OF DIRECTORS MEETING  
UNIT 1 CLUBHOUSE  
TUESDAY, APRIL 21, 2026  
7:00 PM  
AGENDA**

**CALL TO ORDER: DOT MULLER, PRESIDENT  
ROLL CALL: PEGGY ZAMBONI, SECRETARY**

\_\_\_\_\_ Dot Muller  
\_\_\_\_\_ Bob Helmick  
\_\_\_\_\_ Peggy Zamboni  
\_\_\_\_\_ Barbara Schwendenmann  
\_\_\_\_\_ Jim Toothill  
\_\_\_\_\_ Roger Rice  
\_\_\_\_\_ Dee Dudinsky

**ESTABLISH QUORUM  
MOTION TO ACCEPT MINUTES OF MEETING ON MARCH 17, 2026  
BOARD REPORTS  
MANAGER'S REPORT**

**NEW BUSINESS**

**Clubhouse improvements**

- **Motion to have AES Home improvements install ceiling, lighting, and exhaust fan in fridge storage room, install shelving in the storage room off of the kitchen, shelving in the shuffleboard shed, and add white lattice to the sides of the pool gates for an tapered angled appearance Not to exceed \$2,950.00.**

**COMMUNICATION WITH HOMEOWNERS REGARDING LAWN MAINTENANCE.**

**HOMEOWNERS WATERING THEIR OWN LAWNS AND SHRUBS.**

**Homeowners' questions**

**Adjournment**