

**Homestead Landowners' Association, Inc.**  
**Special Meeting of the Board of Directors**  
**Minutes for February 12, 2026**

**Attendees:** \*Tim Fornof (president), Steve Benson (vice president), Jim McDaniel (treasurer), \*Miki Ross (director), \*Eva Cox (director), Sherry Hanshew, Steve and Kathlene Havill, \*Ken Cox, Cyndy Costanza, \* online attendance

Directors absent: Robyn Stevens (director) continued family emergency, Shannon Hunter resigned

**Call to Order:** Meeting Called to order at 10:00am

**Pledge of Allegiance/Moment of Silence/Prayer**

**Finalize the Election announcement letter to mail to members:** Jim recommended swapping the two agenda items since the letter would be more easily dealt with. Steve agreed. Sherry read the amended letter from the election committee that addressed Tim's request to remove any mention of "by laws" from the letter, replacing it with the words, "ballot issues" and "motion". Other remained the same as it was a clarification and did not change the meaning of the letter. All dates and deadlines were corrected. Specific request for postage donations was changed to "any donations". Jim made a motion to accept the letter as amended, Steve seconds. Motion passed.

**Discussion of the election process for changing bylaws:** According to our bylaws the deadline for presenting any items for the ballot is March 24, 2026. The board clarified that the proposed bylaws would have to be approved by majority vote of the board of directors before going on the ballot for all members to vote on. Tim said that the bylaws had to be voted on at the annual meeting by members in attendance only, and should not be on the ballot. There was lots of discussion and reading of current bylaws and articles of incorporation to debate this. By majority opinion based on Article IV, A of the Articles of Incorporation, whether to accept the proposed bylaws will be on the ballot for all to vote. Tim agreed to get his final draft of the proposal to the board before the deadline for ballot consideration.

**Adjournment:** Steve B. made a motion to adjourn at 10:49 am, Jim seconds. Motion passed.