

POWHATON COMMUNITY AUTHORITY

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
James Spehalski	President (District 4)	May 2029
CJ Kirst	Treasurer (District 7)	May 2027
Roger Hollard	Secretary (District 3)	May 2027
Fiona Wood	Director (District 2)	May 2029
Vacant	(District 1)	
Vacant	(District 5)	
Vacant	(District 6)	
Vacant	(District 8)	
Vacant	(District 9)	
Vacant	(District 10)	
Vacant	(District 11)	

Date: April 7, 2026 (Tuesday)

Time: 4:30 P.M.

Place: ZOOM & Teleconference

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88264651886?pwd=OgEyWnKAOCFQ7XRDoSJDl8mQGtVgV2.1>

Webinar ID: 882 6465 1886; Passcode: 164130

Telephone: 1 719 359 4580 or 1 669 444 9171

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – February 3, 2026, Regular Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Audit Engagement Letter with Hiratsuka & Associates, LLP to Prepare 2025 Audit.
- D. Ratification of Independent Contractor Agreement with Dogwood Pet Services for 2026 Pet Station Services.
- E. Ratification of Independent Contractor Agreement with Brightview Landscape Services, Inc. for 2026 Landscape Maintenance Services.
- F. Ratification of Independent Contractor Agreement with Brightview Landscape Services, Inc. for 2025-2026 Snow Removal Services.

- G. Ratification of Independent Contractor Agreement with Resilient Roots Ecology, LLC for Native Area Maintenance Consulting Services.
- H. Ratification of Independent Contractor Agreement with Roberts Treescaping, LLC for Pond Maintenance Services.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Operations & Maintenance Report.
- C. BrightView QSA Report.
- D. Discussion pertaining to Flock Camera System and Community Survey.
- E. 2026 Water Allocation Update.

IV. FINANCIAL ITEMS

- A. Review Unaudited Financial Statements.

V. DIRECTOR COMMENT

- A. Developer Update.

VI. ADJOURNMENT

*****The next Regular Meeting is scheduled for June 2, 2026*****