

# THE PENINSULA MASTER ASSOCIATION, INC.<sup>SN</sup>

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APPROVED ONLINE BY TERRY MARKEL, LINKS, 12 DEC. 2025; CHRIS ROSE, HAVEN, 14 DEC.; TOMMY BURGE, LAKES, & JOE LAPINSKY, PRESERVE, 16 DEC.; AND, STEVE GREG, BAYWALK 17 DEC. 2025.

## MINUTES OF THE PENINSULA MASTER ASSOCIATION ANNUAL MEETING OF ASSOCIATION PRESIDENTS, 3:00 P.M. WED. 10 DEC. 2025, AT THE SALES

OFFICE

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### **I. Meeting was called to Order at 3:00 P.M. by President Ken Lee.**

Master Association Members Present:

Baywalk, Steve Gregg  
Lakes, Tommy Burge  
Preserve, Joe Lapinsky

Boulevard, Paul Hagen  
Links, Terry Markel  
Racquet Club, Tracy Marmolejo

Haven, Chris Rose  
LGV, Mary Ann Pflueger  
Retreat, Ron Hill

Board Members Present: Ken Lee, Lyle Brown, Robert Weber & Tom Hulgan

Board Members Absent: Brian Brandt

Community Management Associates (CMA): Susan Anderson

Others: Scott Hanson, Retreat President-elect Patti Seys, Retreat Secretary/Treasurer-elect  
Scott Hamre, Blvd., Roads Chair

### **II. Report by Treasurer Robert Weber re: Moving funds from operating to reserves.**

Robert reported that as of 30 Nov. 2025, we have \$54,460.98 in operating funds. His preferred recommendation was to move \$10,000.00 from operating 1291 to the roadway reserve 6391 and no funds to any other reserves. President Paul Hagen of the Blvd. moved, and President Tommy Burge of the Lakes seconded a motion to implement Robert Weber's recommendation. Passed 9 to 0.

### **III. Other issues:**

1. For the benefit of the three new presidents and to update the others, Ken Lee reviewed the two ongoing lawsuits.

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2. Ken Lee discussed the 04 Dec. 2025 letter to owners, with 2026 fees and dues schedule, by Chad Leonard, Regional Manager, Thistle Hill Properties (Scratch/United Company). Social dues will increase another \$5.00/month in 2026. He also emphasized that the Master Association has no influence, input, authority, or control over the golf course and their management. They do not solicit or want our input. If The Peninsula resident golf membership has issues or concerns with the new fee schedule, take those concerns directly to Mr. Leonard.

#### **IV. Election of Board of Directors Members for 2026:**

The presidents re-elected the members of the 2025 Board for 2026: Ken Lee, Brian Brandt, Lyle Brown, Robert Weber and Tom Hulgan.

NOTE: At the organizational meeting of the 2026 Board of Directors, held later, consensus was to leave the same persons in the same positions as in 2025.

#### **V. Next BOD Meeting at 3:00pm, Wed. 07 Jan. 2026 in the Sales Office (Please note change of date).**

#### **VII. Adjourned by President Ken Lee about 4:00 P.M.**

By Lyle Brown,  
PMA Board Secretary, 11-18 Dec. 2025

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**NO ATTACHMENTS**