

HOA Annual Meeting 8/9/2025

Meeting called to order: 10:07 am

Attendance Sheet collected by Rita Flaherty

Welcome/introductions

- Current Board Members were introduced with service timelines:
 - Mike Stevens, President (Term ends October 2025); will remain on maintenance committee
 - Shannon Re, VP/Secretary (2 Terms remaining)
 - Rita Flaherty, Treasurer (Term ends August 2025)
 - Steve Richards (Term ends August 2025)
 - Kathryn Schultz (Term ends August 2025)
 - Bob Flynn (2 Terms remaining)
 - Jason Scheffer (1 Term remaining)
 - Mitchell Urrutia (2 Terms remaining)
 - Meredith Porter (Term ends August 2025)

The Treasurer reported on current finances

- 2nd quarter treasurer report reviewed
- Next budget will be completed in October 2025 for calendar year 2026

Key Board Objectives:

- Ongoing care and maintenance of playpark, entry sidewalk strips, and mailbox support management
 - Playset will need addressing at some point, which will likely include replacement
- Prudent Financial Management
 - This continues to be a priority of the board
- Installing the new board and establishing officer positions.
 - 1-2 new members per year is the request. This will allow us to keep rotation going without overburdening the same members. It also allows for succession planning.
 - It is a 3-year commitment request
 - Qualifications:
 - Be a member, and be current with dues
 - Care for the neighborhood
 - Attend four quarterly meetings
 - Interest in accepting a leadership role
 - Work and play well with others
- Acknowledgement of board changes were discussed:
 - Mike's last annual meeting as president. Mike will be stepping down from the board effective October 2025.

- Shannon Re will transition to President
- Bob Flynn has transitioned to Treasurer
- We need new members, including a VP/Secretary
 - No volunteers or nominations currently
- Governing Documents:
 - Voting Results (resolution did not pass) as we need 75% APPROVAL (36 YES):
 - Yes-24
 - No-12
 - Did not vote-12
 - Issues that received 2 or more mentions were reviewed by the board. The following items have been addressed as follows:
 - 11.3 Requirement of resident names per household: The board had no vested interest in this and it was an item that was included in the documents sent by the law group. In all the paring down that was done, it was overlooked and not considered necessary
 - DELETED IN FULL
 - 20.1 Requirement of alerting the board before selling or listing home: This had been included as the board is required to provide documents as part of the sale; however, we are usually contacted by the selling agents to get necessary documents
 - DELETED IN FULL
 - 11.4.1.b RV/BOAT/CAMPER/ temporary parking: this was a source of concern for neighbors that did not have property large enough to accommodate this need. It was determined that homeowners have the right to allow others to use the area adjacent to their property. The amendment will be revised to require unit owner to secure approval from a respective neighbor for such parking along their respective curbside.
 - Other matters identified as objections or requests by a single no voter that the board considered:
 - Eliminate the HOA: No Change
 - The declarations cite an 80% approval vote by members requirement for termination, so the mechanism is already there (18.2). Please know there is much more than a referendum required to discontinue an HOA.
 - 11.1 Allow short-term rentals such as those for hotel or transient purposes
 - Rejected in full by the board
 - Allow members to have a supplemental water supply, thus eliminating the original updates prohibiting. This matter is subject to county ordinance
 - Accepted in full by the board
 - 11.13.1 Eliminate requiring ACC's approval for various revisions to one's property such as excavation, clearing, filling, installation of fences, etc.
 - Rejected in full by the board
 - 5.1 Eliminate reference to "private roads" and modify language in 8.2 easements. Respective member/property owner felt leaving the language as originally proposed,

i.e., not making these revisions would jeopardize use and form of their driveway or similar concern

- Accepted in full by the board
 - Any Level of spending by the board requires a vote. This would require the entire neighborhood to vote prior to paying any routine expenses incurred by the association as part of doing business, which is not feasible. Capital improvements are required at lower cost levels to maintain and protect the community property at times.
 - Rejected in full by the board
- Subsequent referendum:
 - Information will be sent some time after mid-September, possibly early October for a second round of voting
 - A printed mailed ballot (in a different color) with a self-addressed stamped envelope for convenient return will be sent to all homeowners. Revised documents will be posted on the website with the changes clearly tracked, indicated in the proposed version. Printed copies will be delivered if requested. This is intended to be a cost-saving measure due to the substantial expense incurred during the first round.

Meeting adjourned @ 11:00 am