

January 8, 2025, Meeting Notes:

Attendees

Chris Naylor, Darlene Barry, Stacy Noble, Matt Bergstrom, Michael W, Chris Durnan
1 Homeowner

Call Meeting to Order

Chris N., Stacy N., 2nd

Approval of Minutes:

The board approved both the November and December 2024 meeting minutes without major concerns.

Financial Report:

1. Last month ending balance: 30,085.54
2. Income: 24,822.41
3. Income from rebill/collections: 90.00
4. Total expenses: 4,104.43
5. Expense from rebill/collections: 15.00
6. Ending Balance: 52,879.52
7. Reserves: 30,079.93

Board Member Introductions:

New and returning board members introduced themselves. Chris Naylor remains president, Chris Durnan expressed his focus on ensuring proper adherence to bylaws, and other members highlighted their roles and experiences.

Road Maintenance:

The board discussed ongoing road maintenance and the need to fill potholes before further damage occurs.

A motion was approved to allocate \$600 for cold patch material to temporarily address these issues.

Future grading and chip sealing efforts were also addressed, with plans to prioritize the most damaged sections.

Annual Meeting Dates:

The board reviewed and set meeting dates for 2025, with the annual meeting scheduled for December 10, 2025.

Committee Assignments: The board finalized assignments for key committees:

- The Road Committee Chaired by Michael Woodenberg. Michael Juarez and Chris Naylor are members.
- The Nominating and Annual Meeting Committee will handle logistics for the annual meeting. Stacy Noble to Chair. Chris D as member.
- The CCR (Covenants, Conditions, and Restrictions) Committee was formed, with Stacy Noble to Chair and Chris Durnan and Matt Bergstrom serving as key members.

Complaint Process:

The board clarified that complaints must be formalized in writing and signed.

The concern form has been reconsidered. Agreed preference for more fluid communication is through the website chat box or formal complaint channels.

New Business:

Upcoming discussions will include the rebuild fee, how it's charged, and whether homeowners on payment plans should pay it.

Additionally, there was a conversation about ballot mailing opportunities during last year's voting process, which will be addressed in an executive meeting.

The meeting concluded with a motion to adjourn.