

HOA Meeting Minutes

Date: March 12, 2025

Location: Ted's Restaurant

Time: 6:22 – 7:54 PM

Attendees:

Rob Cassell, Julie Freed, Rob Lenderman, Mark Pearson, Santiago Rodriguez, Bill Russelo

Not able to attend:

Belinda Cobb (Santiago stated that he had a proxy to cast votes on Julie's behalf)

Minutes: No review of minutes was conducted. No minutes from February were offered by any of the attendees to the February Meeting.

Treasurer's Report: Was not discussed pending the request below for bank statements.

- Rob Cassell offered an opening statement addressing reoccurring concerns between the full Neighborhood and the HOA in particular with regard to the HOA Park and the decision to leave the Park gates unlocked during daylight hours.
- A motion was made to remove Santiago from the office of President over concerns that the declarations described in the Covenants and Restrictions were not being followed. The motion passed. NOTE: It was made clear that Santiago was being removed from the office of President, not from the Board.
- A motion was made to remove Ron Lenderman as the Treasurer. The motion failed.
- A motion was made to elevate Mark Pearson to the position of President. The motion passed.
- Julie raised a concern that the HOA Liability Insurance had lapsed twice in previous periods:
1/23 to 10/23
10/24 to 1/25
- The Board agreed to investigate and report back within 7 days.
- Julie requested the previous two years bank statements for the HOA account be provided within 14 days.
- There was discussion around whether Board members can spend unbudgeted money without Board Approval. The answer to this question is an open item and was tabled for further discussion.
- Santiago was asked whether he would be willing to accept the office of Secretary. He deferred an answer until a later date.

- Julie expressed the opinion that the wiring for the park had been previously cut deliberately. She stated that she was working to have power restored to the light pole near the basketball court. She further stated that she had purchased and installed a solar light near the back field.
- There was discussion about an Easter Party in the Park and the whereabouts of the plastic eggs that the HOA had at one time. No date was set at the time.
- Julie stated that a Park cleanup day was scheduled for March 22, 2025. The Board asked whether water and supplies were needed and were told that nothing was needed.
- There was discussion about renting a Porta Potty for future events in the park. It was agreed that it would be a good idea. No criteria around rentals were finalized and needs to be discussed further.
- A motion was made to stop unlocking the HOA Park gate and leaving it unlocked during the day. It was clarified that the Park is owned by the members of the HOA and treating it as a potentially public park exposes the HOA members to liability. The motion passed. There was concern expressed that the prior lock was physically removed without discussion with the Board and that a new lock (\$205) was eventually purchased without consultation with the Board.