

# Meeting summary for My Meeting (06/24/2025)

## Quick recap

The board meeting addressed various operational and financial matters, including pool rules, rental policies, and security concerns, while also discussing the installation of new access cards and plans for community facilities. The group focused on addressing financial challenges through the potential appointment of a receiver and discussed ongoing legal proceedings regarding property disputes. The conversation ended with discussions about delinquent HOA payments and the need to compile evidence supporting the receivership case, which is scheduled for the end of July.

## Next steps

- [All Board Members: Attend the court hearing on July 11th regarding receivership](#)
- [Lake & Catherine: Compile a notebook of derogatory comments, posts, and evidence against the HOA from Hope, Sierra, Don White, and anonymous posts for the court hearing; scan and send to the attorney](#)
- [Lake: Complete and finalize the list of property owners with delinquent payments](#)
- [Lake: Stop tractor payments and payments to FFin bank until receivership is established](#)
- [Duane: Create a document for members to sign when receiving their pool card, including pool rules, cabana rules, and fines for lost cards](#)
- [Lake: Update pool rules to include the \\$30 fee for lost cards and \\$10 fee for additional household cards](#)
- [Lake: Continue reconciling accounts and loading cards into the system](#)
- [Lake: Update the grill rental rules to include \\$10 rental fee and \\$25 cleaning fee](#)
- [Michael: Install self-closing hinges on the 6 cabana doors at approximately \\$21 per 2-pack](#)
- [Michael: Check and ensure the grill is in good working order and move it underneath the canopy next to the barn when not in use](#)
- [Board: Investigate installing deer cameras at the park to monitor vandalism and unauthorized activities](#)
- [Michael: Install additional camera on the pool roof pointing at the gate](#)
- [Michael: Investigate the reported issue of people sleeping in a shed near the park](#)
- [Lake: Prepare financial summary showing HOA's income and expenditure since the board took office](#)
- [Michael: Follow up on tractor repairs and get valuation for potential sale](#)
- [Board: Document cases of unauthorized RV parking/living on lots without houses or permits](#)
- [Maintenance Team: Remove trash can at the boat ramp to assess impact](#)
- [Lake: Forward the email sent to Clint Head to all board members](#)

## Summary

### Meeting Setup and Minutes Review

The meeting began with Lake apologizing for the delay due to dog-related tasks and technical difficulties. Participants discussed the ease of joining the meeting without passcodes and addressed issues with accessing the Zoom link, which Duane resolved by advising Catherine to refresh her cache. Lake confirmed the meeting was set for 7 PM on June 24, 2025, and noted that the previous meeting's minutes were posted on the website. Duane and Catherine confirmed they had read the notes, while Michael had not responded, and Lake decided not to review them unless there were objections. The AI's note-taking performance was praised for its accuracy and efficiency.

### **Pool Rules and Access Policies**

The board discussed and finalized pool rules, including that members in good standing and their households can use the pool, with guests limited to two per member unless approved by the board via email, which requires a \$5 daily pass per person. Non-members under 14 must be accompanied by an adult member, and all members must present their membership card. The board agreed to prohibit renting the cabana for weekends, but Duane suggested allowing rentals with adequate advance notice during weekdays, which Lake opposed.

### **Pool Rental Policy Updates**

The board discussed rental policies for the pool and cabana area, agreeing on a 3-hour rental block once per weekend with a 2-week notice requirement. They established a \$150 deposit with a \$75 non-refundable fee, and clarified that rentals are limited to one per day and one between Friday and Sunday. The group also decided that members must clean the grill after use, with a \$50 fee for improper cleaning or damage, and agreed to document these fines in writing.

### **Security and Safety Improvements Meeting**

The meeting discussed several issues, including a shed being used illegally near a park and the need for surveillance cameras to address this and other security concerns. The group also focused on the refurbishment of the pool cabana, where they decided to install self-closing hinges on the doors to ensure safety and prevent unauthorized access. Lake suggested adding a computer with a secure cage for Zoom meetings, which catwil and Michael debated as a lower priority but potentially beneficial for some members.

### **Pool Access Card System Updates**

The board discussed the installation of new access cards for the pool and cabanas, with Lake explaining that cards need to be manually entered into the system due to technical limitations. They agreed on a \$30 fee for lost cards and a \$10 fee for additional cards in a household, with Duane tasked to create a form for card recipients to sign acknowledging the rules and fees. Lake also reported progress on reconciling homeowner accounts and scanning files, mentioning the hiring of a part-time scanner and plans to create a secure OneDrive for sensitive documents.

## **Community Kitchen and Privacy Plans**

Lake discussed the need to protect personal information by blackening count data and keeping certain folders private. She outlined plans for a community kitchen in the cabana, which would be used for events like Boy Scouts and community brunches, but clarified that individual event rentals would require board approval and a rental agreement. Lake also mentioned hiring someone to help with property maintenance and discussed moving the office to the back of the shop. Catwil raised concerns about cleanup responsibilities and deposit requirements for event rentals, which Lake addressed by clarifying the distinction between community and individual events.

## **Pool Grill Rental Policy Update**

The group discussed the grill policy for their pool area. They decided to allow the existing grill to be rented for \$10 per 3-hour period, with the renter providing their own propane. For safety reasons, they agreed to move the grill outside the fenced pool area and secure it with a chain and combination lock. They also considered installing a concrete-in charcoal grill for permanent use, but decided to focus on implementing the rental system first.

## **Court-Ordered Receivership for Financial Recovery**

The board discussed a \$25 cleaning fee for returned items and agreed to proceed with a court-ordered receivership to address financial and operational issues. The receiver will conduct an audit, evaluate affordable dues and assessments, and enforce compliance with restrictions and outstanding dues. The board emphasized that the receiver's involvement is temporary, aiming to improve community safety, aesthetics, and property values within two years. Duane highlighted the need to update the books before the audit, while catwil suggested clarifying that compliance efforts include both dues and fines.

## **Property Dispute and Financial Updates**

The board discussed an upcoming court hearing on July 11th in the 355th Judicial District Court regarding a property dispute, with Lake noting they are seeking to combine two cases into one. The board also addressed financial matters, with Lake reporting monthly income of \$20,648.48 and expenditures of \$8,891.87, leaving a balance of \$11,000 during peak collection season. The board discussed the high cost of legal fees, with approximately \$10,000 already spent this year and another \$2,500 expected for the upcoming court hearing, while Michael suggested organizing a community cleanup day with a dumpster rental for \$571, though Lake expressed concern about members properly using the dumpster based on past experiences.

## **Community Receiver and Safety Concerns**

The board discussed several community issues, including the need for a receiver and assessment to address financial challenges. They agreed to wait until the next meeting on July 11th to determine the receiver's impact. The group also debated the placement of trash cans, ultimately deciding to leave

them until a receiver is appointed, while considering adding cameras to monitor the pool area. Lake raised concerns about unauthorized activities, such as people camping in a shed near a park, and Catwil suggested calling the police to address such issues.

### **HOA Receivership Case Preparation**

The meeting focused on the need for a receiver to be appointed for the HOA, with Lake emphasizing the urgency of the situation and the importance of having everyone present at an upcoming hearing. Lake and Catherine discussed compiling derogatory statements and evidence against HOA volunteers to support the receivership case, while Duane and Michael shared concerns about the current attorney's litigation skills. The group agreed on the necessity of gathering all relevant information, including anonymous posts, to strengthen their case for the receivership, which is scheduled for the end of July.

### **HOA Financial Challenges and Receivership**

The board discussed financial challenges, including delinquent HOA payments and concerns about past financial reports. Lake emphasized that it would take 27 years to accumulate a million dollars at current HOA fee rates, and the group agreed they cannot pursue delinquent activities without a receivership. The board decided not to make further payments to FFI bank until after receivership is established, and Michael reported that the tractor sale is pending repair and valuation.