

Board of Directors (BOD) Meeting Minutes
14 Oct 25, 4:45 pm at 10945 Hat Ck Pl., 80908

1. Attendees: Eric Corley, Lance Bartling, Ron Oholendt and Joe Arbuckle
2. Secretary report: A quorum of board members was present. Meeting began 4:45pm.
3. Treasurer: We remain in good shape financially with no major expenses in the near future. A financial summary report was provided.
4. ACC comments: There have been some recent ACC requests which are being worked. We need another ACC member and Lance will talk to some possible candidates.
5. Old business:
 - a. Annual picnic: The picnic was a big success; excellent food, great location, and warm camaraderie. Thanks to the Reeser's for arranging and the Fleet's for hosting in a perfect location.
 - b. Speeding: remains a safety issue. We will install 4 speed reminders on our roads.
 - c. Water Aug Plan: we discussed the very helpful analysis Rob Flanegin provided and decided: our fiduciary responsibility reaches out 25 yrs and at that point another assessment should be done; we have the finances to cover water expenses for 25 yrs and more; there is no need at this point look for a new way to meet our aug plan requirements; and we'll discuss this at our annual meeting.
 - d. Ron and Eric will haul water this month to meet our aug plan requirement.
 - e. Our website will be updated and made more user friendly and less redundant.
6. New Business:
 - a. Three covenant issues were discussed, two of them involved vehicle parking including RVs and trash/rubbish outside of homes.

Our covenants require vehicles to be parked inside garages; some residents are using their garages as storage areas vs their intended purpose which is to park vehicles. All forms of trailers including RVs should be parked to the rear of homes to reduce visibility from streets.

Our covenants say trash, litter, equipment, boxes, etc., shall not be permitted to remain exposed outside and visible from public streets. This includes keeping trash containers stored in concealed areas not visible from streets. The intent is keep the appearance of homes looking neat and orderly.
 - b. Covenant stipulations regarding horses was discussed, especially regarding ACC approval for all enclosures including proper fencing
- b. The next annual meeting will be this fall. Volunteers to run for election to the Board will be solicited. If no one steps forward, the current board will continue to serve.
7. There being no further business, the meeting was adjourned at 5:45 pm.

FOR THE BOARD:



Joe Arbuckle
POA board president