

# Minutes

Executive Meeting

Date

February 18, 2025

Time

4:30 P.M

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## In attendance

Scott Popplewell, Bryan Byers, Paula Bennett, Linda DeHaven, Kathy Terrell

Meeting was called to order by President Popplewell.

Minutes of January 21, 2025, were approved as amended.

President Popplewell, asked for discussion on setting goals for 2025. It was requested that evaluations be done for paid employees. Kathy Terrell will upload the Bylaws to the website.

Our Condo Association attorney is retiring at the end of 2025, he has notified us in writing that his office will move to Defur, Voran, LLP. Bryan Byers moved that we retain Defur, Voran, LLP as our attorney. Paula Bennett seconded the motion. Motion carried.

Rentals were discussed, and it is hoped they can all be eliminated this year. Scott Popplewell will contact Defur, Voran (Chip Alexander) to discuss the possibilities of amending the bylaws to eliminate rentals.

Gene Song has no phone number on file for Unit 3006 which is a rental. Discussion included proper language in our bylaws stating no short-term rentals until all rentals are sold.

Updating the website was discussed. Scott Popplewell has an individual in mind who can do the work for us.

Bryan Byers reported the clubhouse exterior lights and security system have been ordered. The cost of placing security cameras around the entire complex was discussed. The cost could be approximately \$600. Bryan will ask Doug to look at the gate lock on the pool. The lock/latch has not been working properly

Speed bumps were discussed, and Bryan Byers will be ordering for installation in the spring when the weather is warmer. Twelve speeding signs have been ordered for installation around the complex. It was explained that snowplows will be able to plow over the speed bumps.

Exterior compliance in the bylaws was reviewed, including weeds and screen doors not in compliance.

A discussion ensued regarding the excessive number of pets (dogs) and oversized dogs. If said animals are service dogs, the board requires documentation.

The Blands have requested a variance for a fence. No action was taken at this time.

Paula Bennett reported on continuing upgrading the grounds and enhancing the appearance of the common grounds. Mulch will be applied in the spring.

Bryan Byers reported he found stickers that can be placed on the trash totes when they are not returned to the garage the day after trash pickup. Discussion ensued about 3 stickers, then we would impose a fine.

Kathy Terrell offered to take the position of bookkeeper without paying after Margaret Hensley completed her next few weeks. Linda DeHaven moved, and Bryan Byers 2nded a motion to accept Kathy's offer to serve as bookkeeper. Motion carried.

The meeting was adjourned.

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Date Approved \_\_\_\_\_