



DRAFT

1. Call to Order – John Rice @ 7:00 p.m.
2. Roll Call of board members and residents
 - a. Board members present: John Rice, Martyna Warren, Mellanie “MJ” Hunter, Jason Lewis, Ann Brown, Drew Scovanner, Katie Unruh, Nikki Greenwell, Mike Smith, Shawn Otto
 - b. Board members absent: Ashely Suddeth, Nikki Hollis
 - c. Residents: Bill Moser, Brian and Darcy Nutter
3. Approval of January Meeting Minutes (please read prior to meeting)
 - a. Motion to approve minutes carried
 - i. 1st: Drew Scovanner
 - ii. 2nd: Mike Smith
4. Treasurer’s Update – Nikki Hollis
 - a. P&L Report – as of 1/31/2024 total checking and savings \$118,539.00
 - b. Budget Report – we are through 8 months of our budget
 - c. Dues Update – Still have \$8,8xx.xx outstanding in dues. Lien letters will be going out
 - d. Action: Discuss tax exempt status
5. Director Updates
 - a. ACC – Jason Lewis
 - i. Discussion around special request by resident
 - 1 Resident presented and talked through modifications.
 - 2 **Action:** ACC Director and resident will connect within 48 hours
 - ii. **Action:** Residents, this is a reminder that it is your responsibility to submit your ACC request prior to constructing a fence. The contractor is not responsible to get this to the HOA. We are having a problem with Gene Hodge promising residents that he will get this to the HOA and he is not following through. Please be aware, If this is not rectified, Gene will end up on our **not approved** contractor list. Please do your required step and submit your ACC request prior to starting work.
 - b. C&R – Mike Smith
 - i. Violations update – letters have been sent
 - c. Communications – Mellanie “MJ” Hunter – no updates
 - d. Events – Martyna Warren and Ashley Suddeth
 - i. Resident Safety Meeting – TBD
 - ii. Mobile Vaccination Clinic – Tuesday, March 19 from 11:00a-5:00p
 - iii. Easter Egg Hunt – Saturday, March 23 at 1:00 p.m.; rain date is Sunday, March 24 at 2:00 p.m.
 - e. Facilities – Katie Unruh and Ashley Suddeth

- i. Monthly Report and Purchases – nothing new to report
 - ii. Holiday décor conversation – Will obtain a quote for permanent external lighting for the clubhouse as discussed at the January meeting
 - f. Pool – Shawn Otto
 - i. Will uncover pool end of April/beginning of May (contingent on weather and health department clearance)
- 6. Current Projects
 - a. Lot Purchase
 - i. Grading of the lot to begin this Spring, weather permitting.
 - ii. After grading complete, can move towards closing on the lot.
- 7. Open Discussion
 - a. Update on edits to covenants and restrictions – still in progress
 - i. Committee objective:
 - 1 Simplify the entire document and remove excess unclear language with tracking while maintaining original intent and considerations for legal implications because it is a registered document (short-term)
 - 2 Identify amendments to bring forth to neighbors for a vote for covenant and restrictions changes (long-term)
 - Next steps:** further discussion with HOA Board
 - b. Annual meeting is coming up. Date is TBD.
 - c. Will also hold informational meetings for those interested in running and serving on the HOA Board
- 8. Adjourn @ 8:04 p.m.
 - a. 1st: Mellanie “MJ” Hunter
 - b. 2nd: Mike Smith