

Attendees: Shane, Andrew, Carter, Brenda

- 1) Review of last month financials. Approval by committee via email.
 - a. Review of budget TY 2024 / reserve projects for 2024: stairs (3) (currently tabled until next year), gutters replacement (currently tabled) – **Waterline complete. Confirm why hose bibs weren't installed.**
 - i. **Vote on whether to delay concrete until spring to allow settlement (pending based on conversation at community meeting).**
 - b. Review of 2025 budget
 - i. Other projects: Striping and painting (HL Project), plan out events for community day
 - ii. Landscape projects for possible community involvement (tabled until final walk-through)
 - iii. **20% increase is going to be sufficient. Major projects for next year include restarting sewer lining project (3 more years); 3 sets of stairs per year (7 more years unless this is accelerated after sewer lining is complete); 7500 for major striping; 6000 for gutter replacements**
 - c. Reserve Study review
 - i. **FHA denied again because reserve fund is depleted.**
- 2) Onboarding project for new committee members: Andrew, Carter, Brenda developing (in progress)
- 3) How will Lease Agreements be handled (per Barb Wilson)? **Need to schedule a conference call with Barbara for full details. – tabled**
 - a. Including update to reinvestment fee amount
 - b. % renters in complex, legal review.
- 4) RV Lot audit update: **Met with subcommittee about possible changes. Discussed fee structure for reserved space (ongoing)**
- 5) Misc.
 - a. Google Fiber, w/Comcast notification, security cameras: changing over the phone???
 - i. **Waiting for Comcast to end to free up money for Google line.**
 - b. Updates to rule/regs for 2024 – (tabled)
 - c. Pet projects: plot map at entrance-(tabled), parking stall signage above snow-(tabled), concrete by dog park (tabled), Clubhouse interior (paint, pics, fixtures) (tabled)
 - d. Gutter replacements/repairs/cleaning: **completed until Fall with ongoing maintenance**
 - e. E-payment option-**Carter/Shane is heading up this project along with other website options**
 - f. Trademark name – **tabled**

Approvals outside HOA meeting:

Approval by Board for July financials approved via email 11/27/24

Attendees: Shane, Andrew, and community members

- 1) Upcoming/remaining projects for the year:
 - a. **Waterline is primary focus. Taps will be included with new services to satisfy the request from last month for working hose bibs.**
- 2) Budget/financial review for year:
- 3) Community Items:
 - a. **Discussion about getting concrete down sooner. Risk of some cracking (pending discussion)**