

2023 PRFLE Annual Meeting  
(DRAFT Minutes)

The 2023 Annual Meeting of the Paint Rock Farm Lake Estates Owners' Association was held outside the home of Bob and Charlene Smith at 194 Old Ridge Rd on Thursday, June 1st, 2023. President Bob Smith presided over the meeting that convened at 6:11 pm with 24.72 members present or represented.

President Smith welcomed new members to the association before reviewing the minutes from the 2022 Annual Meeting. Kelsey Lott made a motion to approve the minutes as written, and the motion was seconded.

Since there were no Board actions to ratify from the previous year, President Smith moved on to the Treasurer's Report. He read through the report and noted road maintenance costs and what the HOA dues are spent on. A couple new speed limit signs were installed as a trial run to see if it would make a difference with vehicle speeds throughout the neighborhood. More speed limit signs were requested, specifically on Old Ridge Rd, as well as signs indicating that these are private roads.

The topic of improving the neighborhood lake access was brought up. Members wanted clarity as to the Board's vision for the lake access, however, the Board has no plans to change the vision of the neighborhood access area to the lake. Some members are concerned about it becoming too much of a party area with unwanted noise for nearby lots. Concerns about potential lawsuits due to injury or easement rights were also discussed. President Smith plans to research the easement for the neighborhood access area prior to any improvement plans.

Several members requested that a website for the HOA be developed, and include information such as a copy of the bylaws and restrictions, road assessment calculations, as well as detailed receipts for HOA expenditures, among other things.

President Smith opened up the floor for nominations of the 2023 Board of Directors. The nominations were as follows:

President: Bob Smith was nominated by Kelsey Lott

Vice President: Jason Richards was nominated by Christy Benny

Treasurer: Deb Feathers was nominated by Jason Richards

Christy Benny was nominated by Teri Apgar, however, Christy declined the position as she is

already serving on the Board as an Even Year Director.  
Secretary: Kelsey Lott was nominated by Christy Benny  
Odd Year Directors:  
Paul Frizzell was nominated by Kelsey Lott  
Tim Turner was nominated by Jason Richards

There was no opposition by members for the nominees who wished to serve, so the vote was cast to elect the 2023 Board Members.

Since Deb Feathers was already serving on the Board as an Even Year Director before accepting the position of Treasurer, the Board plans to hold a Special Meeting (as stated in and required by our HOA bylaws) to fill her position of even year director for the remainder of the term.

Two other items were voted on by members present at the meeting, and by those who sent proxies. The two items voted on were as follows:

1. Increasing annual dues to \$40 per year
2. Spending money to improve the HOA lake access on Eagle Ridge Rd, and/or hiring someone to develop an HOA website so members can easily access information and see updates.

Both items passed by a large majority. The first vote received **22.39** votes **for**, and **2.33** votes **against**. The second vote received **18.91** votes **for**, and **5.81** votes **against**.

Kelsey Lott made a motion to adjourn the meeting at 7:03 pm, and it was seconded.

Kelsey Lott/PRFLE Secretary  
June 7th, 2023