

HOA Semi Annual Meeting Notes 2025-12-18

Board Attendees: President, Vice-President, Treasurer, Member at Large

Supporting Attendees: HOA Attorney (RTS Law) and Sheriff's Deputy

Meeting failed to meet quorum as specified in the By-Laws as one voting member for half plus one of the 172 lots -> 87 votes.

As a courtesy, the board of directors continued with updates.

- The pond aeration (coupled with bacteria) saved multiple treatments over 2024
- A significant amount of treefall in the late summer required almost \$7k in unanticipated expenses for removal
- Other expenses (legal budget, lawn maintenance, pond maintenance, electricity, etc.) were under budget which partially offset tree expenses.
- We have updated our insurance policy for the HOA. We are now paying a lower premium for more coverage. One of the requirements for our insurance is that we post signs around the ponds prohibiting their use. Foregoing signage would mean an increase in insurance cost (and dues to the members) as well as a requirement to provide necessary safety equipment for pond use.
- A majority of homeowners in attendance supported a plan to purchase and install lights for our signs at both entrances of the neighborhood.
- A special request was made for meeting scheduling in the February timeframe; this is under consideration but may or may not be possible in 2026.
- Additional business was not conducted for lack of quorum (approval of budget for 2026, election of officers, no confidence issues, or related complaints)

One homeowner, referred to as "HOMEOWNER ONE", was removed by the sheriff's deputy at the behest of the directors after being granted 3 minutes to address the meeting attendees. Two additional homeowners also vacated the meeting.

By request of the remaining homeowners (20+), the no-quorum semi-annual meeting was converted into a meeting of the board of directors to vote to remove HOMEOWNER ONE from the board. Although the board was advised that this was not necessary, HOMEOWNER ONE was voted unanimously off the board. HOMEOWNER ONE was previously removed from his position on the board in 2024.