

HOA Meeting 8/30/25

Brought to order at 10 am – Wendy Watson

26 Households present via sign-in sheet

**Topics:**

- Previous meeting minutes approved by board - Wendy/Marc & Curt
- Wendy Watson shared a powerpoint with C and R revision proposals ● Next Meeting date announced – Meeting on 9/27 with more information to be announced
  
- Board Reports
  - Financials shared – available via handout
  - Playground bids were shared via posting
  - Voting Procedures for CnR and Special Assessment covered
  
- Concerns were expressed over future votes
  - Holiday Weekend
  - Addressing Quorum
    - Board agreed to check with attorney on retainer and seek a second opinion
    - Discussion and potential concern of 67% vs 60% of the neighborhood
    - Specifically looking at Special Assessment and Amendment by-laws
      - Section 18.5: 67% of all owners line
      - Amendment #8 – What constitutes reasonable notice
      - Amendment #21 – Month limitation not clear
  - Two members expressed their belief that a 25% increase with special assessment is all that is allowed. It was pointed out that is what is allowed without a vote. They also said the most dues could raise is 10% a year, and not retroactively.
    - Attorney had stated otherwise previously on the 10%. Board agreed to get a second opinion to be safe
  
- Community comments were shared regarding the CnR and Special Assessment
  - A member stated she didn't want names shared
  - Those at the meeting stated it was shared prior to that the comments would be shared at the meeting and that they did not believe there was an expectation of privacy.
  - Concern was brought due to vulgar language directed at boards (past and present)
  - Discussion occurred over disposal and removal of the current playground
  - Discussion over pond renovations

- Discussion over soliciting neighborhood opinion on projects
- Asked for clarity that the lawn management company was let go and replaced by Matt Sloan.
- Due to lower turnout a community member suggested to have a longer meeting with recesses to help facilitate the vote
  
- Sub Committee was suggested by member for "Get out the vote"
  - Curt volunteered to figure it out

Meeting adjourned 11:50 am