



- Meeting was brought to order by President Chris Powell
- Reading of the October 2019 minutes, no corrections. Accepted as Read.
- It was noted there was a quorum of members present, 17 lot owners were present.
- President Powell introduced the board members and the new members of the Architectural Committee to all the members present. Members of the Architectural Committee Karli Meagher, Jomarie Powell, Michelle Gruver.
- The board welcomed the new owners to the neighborhood, Rick and Tammy Canada and Chris and Gina Mendola.
- Presidents opening comments: Thanked everyone for making the effort to attend the meeting and thanked those that took the time to send in their proxy's. The President then went through a quick history of the HOA's accomplishments since taking over in 2018. (All HOA dues have been collected except for one owner over the last two years. Owners lawn service has remained the same price for the last 3 years. Completed road repair last year and road repairs this year. Obtained mulch for community at a savings of \$2000.00 over last year price. Ponds are in great shape and the area in the front of the community has been reseeded. Rewired the lights at the little bridge and replaced the timer for the water feature.
- Treasures report. Secretary / Treasurer George Faulk went through a comparison of past years budgets and where the community stand's, compared to the same periods over the last 2 years. Current balance in the bank is \$32,221.93. The treasure anticipates a surplus of \$10,000.00 to \$12,000.00 this year.
- Old Business: President brought the members up to date on the Club House and Pool purchase. The president explained that the board and Mario Gonzalez have taken a time out from negotiating through our attorneys and have opened a direct dialog. At the present time the board feels we are not in position to purchase the club house and pool without raising all owners due an additional \$200.00 plus per year. After our first meeting with Mario Gonzalez the board feels very, optimistic that we can work out a deal that will be beneficial to all parties. The board has scheduled a meeting on July 29, 2020 to further discuss the options that were presented at the first meeting. The board feels confident that we should be able to bring this business to a close by our fall meeting in October.
- Rewriting of the By-Laws and the Declaration of Restrictions. Amendments to the Declaration were discussed openly at the meeting and were passed, 1. Fencing on owner's property – Must be wooden in nature, split rail, at least 4 ft. in height. 2. Combing of lots – No combing of lots for owners with multiple lots.

- A motion was made from the floor that owners be restricted to renting their cabins for a minimum period and the owners will provide a background check to the board, prior to the renter's arrival. The motion was seconded.

***The motion was voted on and passed, by a majority, of the members present (27-3).

***After consulting with our legal counsel, it was recommended to vacate the vote and place this item on the agenda for our October meeting to discuss and vote again on a minimum time required for the renting of cabins. We will also have to discuss the legalities of dealing with background checks.

- New Business: Road work planned for next spring on Bear Lodge Drive and on Pine Valley Drive, for a projected cost of \$5000.00. Reseed the frontage of the community along Mt. Carmel Road. Streams in community will need to be addressed in the future. The purchase a new computer for the Secretary / Treasurer later this year, so the president and the secretary will not have to share computers. Owners were reminded of the speed limit in the community of 10 mph for cars and ATV's. Owners were also reminded to break down cardboard boxes before putting them in the dumpster.
- Presidents Closing Remarks: The President again thanked everyone for making the effort to support the community by attending the meeting.
- Motion was made to adjourn meeting by Vice-President Rick Payne and was seconded by Claudia Pace.