August 5, 2025, Meeting Minutes

Chris Bryant, Sonja Bryant, Bill Clyne, Rebecca Eddy, John Riddle and Buck Youngblood were present. Jessica Monahan was not present.

Bill presented the budget with an increase in landscape maintenance and improvements with the mulch being added to every cul de sac and rock being added to Pine View Terrace. Buck wants to create an Excel spreadsheet that shows percentages of what is being spent. There was discussion about what the number should be to get the percentage from.

Chris told the Board about the rock that was brought in on Pine View Terrace and the help he received from Seth and Landry Eddy. That island is complete.

There was discussion about some houses in the neighborhood and what was happening with several.

John did not have any issues to discuss.

Buck started a discussion about issues that come up to the Board. Should we have a point person to handle each situation? He feels that when issues or requests come from neighbors, the Board should have a point person to handle and bring it to the Board. Is that not the job of the President? Should we reinstate or should someone fill in the spot of Architectural Chair? The Board decided to continue to let Chris be the overseer and he needs to be clearer in sending out an email to give a conclusion.

Buck received a quote about putting in a retaining wall at the lower entrance in front of the stop sign to complete the middle part. His quote was for $3100. The Board felt that was a decent price and would like to look further into it. Buck will continue to work with him and keep the Board informed.

Rebecca will have the website up and running by Monday, August 11, 2025.

Sonja led a discussion about a topic that Buck brought up at the last meeting about having a newsletter. Jessica created a newsletter outline in Canva. The Board looked at the example and discussed how it should look. Buck would like to have a printed newsletter given to every homeowner. This discussion will be tabled until the annual meeting. If there is any member who would like to work on a newsletter, please let the Board know.

A request by a homeowner for a fence was discussed. There were discrepancies about the fence and its parameters.

The Board spent the last part of the meeting discussing the changes being made to the Covenants. These changes will be now taken to a lawyer for legal counsel before they will be sent out to the neighbors for their perusal to allow for discussion and voting at the Annual meeting.