



## **HOA Board Meeting Minutes**

August 18, 2026

**Meeting time:** 6:01 pm – 6:57 pm

**Board Members Present:**

- Al
- Andrew
- Christopher
- Slav

**Community Members Present:** Michelle, Bill & Jennifer

**Old business:**

Common Areas Maintenance:

- Community drainage culvert:
  - Current bid is \$2,350 by Twin County Premium Outdoor Services.
  - Contract edits were made by Lucas at Board's request. Al will e-mail the new contract for review and to obtain consensus before entering agreement.
  - Will continue to work with Michael and Dawn in regards to access to that area of property for this work.
- Road Repair & Upkeep:
  - Legal clarification in regards to spending for an expense this large was researched. Property Owner approval required only when the Board would need to perform a special assessment per our declaration.
  - Board agreed to get more bids.
  - Board agreed to work on letter to property owners outside the community in an effort to persuade them to contribute towards the cost.
- CCR amendments:
  - Guest homes: Board agreed that the proposal needs more work.
  - Burning of debris: Board voted unanimously to send the draft to legal council for review.



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- Propane Tanks: Board voted unanimously to send the draft to legal council for review.
- Covenant Clearinghouse:
  - Christopher is researching and gathering information.
  - AI asked for everyone to continue to spread the word and talk within the community about this situation as it is likely to affect us all sooner or later.
  - The Board asked that if anyone needs information on the subject to contact the Board.
  - Michelle requested information about the situation

### **New Business**

- Property Owner reimbursement:
  - HOA Treasure to draft letter to account for no receipt expenditure, so refund can occur.
- Community relations projects:
  - Board agreed to hold off on future events until the weather cools.
- Bank account update:
  - Board agreed to remove Emily from account.

### **Executive Session:**

- Board discussed status' of violations.
  - One violation completed - closed out
  - One still pending. Need follow up action.
- Board discussed deer nuisance and property destruction complaint.
  - The Board concluded that there wasn't sufficient evidence for the Association to conclude that the actions of other property owners were the cause or are responsible for the damage to others in the community.
  - While feeding deer may influence where deer congregate or how frequently they visit a particular area, the Board does not believe we can



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reasonably establish that the presence of the deer or the damages Property Owners may experience would not have occurred if Property Owners were not feeding them. Deer and other wildlife are naturally present throughout and around our community, and there are a number of factors that can contribute to their presence and behavior.

- The Board believes there needs to be sufficient evidence to establish a connection between a homeowner's conduct and the specific damages before the Association can take an enforcement action or attribute responsibility.
  - Board agreed to research and commence a wildlife education campaign in an effort to mitigate future issues within the community.
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- Board of Director's vacancy:
    - Board reviewed the candidates and unanimously selected Dawn to serve out the duration of Emily's elected term.