



Welcome Home

HOA Board Meeting December 19, 2024

Call to order: 6:30pm

Present: Amy, Al, Ashley & Michelle

1. Regular assessment collections.

- *Four Property Owners still have not paid. Board agreed to send these Property Owners new invoices with \$25 fine along with the Reminder Statement per our Violations and Enforcement policy.*

2. GoDaddy Invoicing.

- *Board agreed to get the program up and running now vise later to get proficient and be ready for the July 2025 regular assessment.*

3. Violation enforcement.

- *39 Courtesy violations sent to 23 Property Owners. Board agreed that all members will review all violations and timeline to correct violations prior to sending out the Official Notification of Violation letters.*

4. Mailbox eviction(s).

- *Board voted 4-0 to purchase cluster mailbox.*

5. Administrative policies.

- *Board agreed to pass any action on this to the next elected Board.*

6. Records Retention Policy compliance.

- *Board agreed to work towards compliance.*

7. Hencken Ranch common area erosion damage.

- *Board to look into a solution for the erosion damage at the South end of Cutter Corral Rd.*

8. FinCen compliance & bylaw update.

- *Board agreed to obtain their individual FinCen ID's. Also agreed to hold off on any bylaw update until the legal battle around FinCen is finalized.*

9. Interest in the Community Directory survey results.
 - *Seven Property Owners interested. Board will reach out to community to accomplish.*
10. Property Owner interest in trailers in driveways/property survey results.
 - *Eight Property Owners (19%) interested. Board voted 4-0 that there is not enough interest to pursue any further at this time.*
11. Interest in community garage sale survey results.
 - *Two Property Owners interested. Board agreed to reengage with this idea within the community in the Spring.*
12. Interest in New Year's Eve community get-together/fireworks and food.
 - *Board agreed to hold event. Event didn't happen due to timeline constraints.*
13. Meeting of the Members/Election date.
 - *Board agreed to January 28 @ 6:30pm. Candidate statements due NLT Jan 10th. Ballots disseminated NLT Jan 15th.*

Adjourn 7:48pm