

## HOA Meeting 1.20.26

- Meeting started at 7:03 at Judy Bakers House
  - In attendance: Lisa Gee, Will Gee, Judy Baker, Tim Johnson, Kevin Williams, Troy with RealtyWerx
- Will offered ballots to be checked and counted
  - 21 in person ballots
  - 8 proxy's
  - 29 total ballots
  - Everyone on the ballot voted on to the board
- Offices
  - President – Will Gee
  - Vice President – Kevin Williams
  - Secretary – Lisa Gee
  - Treasure – Judy Baker
  - Neighborhood Watch – Tim Johnson
- Security for front of neighborhood
  - Add a camera?
  - Add lights to gazebos?
  - Troy suggested adding signs that say video surveillance
  - Will is going to look into adding lights
- Pressure wash front entrance sign
  - Kevin and Aiden will do this once it gets warmer
- Pine straw behind front of sign in spring where we pulled out all of the bushes – Judy will talk to the landscaper about this
- Sprinkler issues in zone one and two
  - Zone one does not need to be used but zone two has two valves that need to be replaced and/or fixed
    - Zone one is leaking which ruined zone two
- Beaver situation – Tim will get with Doug
- Troy – RealtyWerx
  - Review from attorney of covenants and we will have a lawyer on retainer as part of onboarding
  - He discussed POA vs HOA
  - Discussed the portal that will be available to all residents

- To access portal you will need name, address, phone number, and email address
- Tax form for non-profit – Judy will reach out to Alex
- Add letter to dues about property management company starting
- ACC approval through portal will be done by Will and Tim
- Meeting adjourned at 8:42