

### HOA Meeting 3.31.25

- Meeting started at 7:20. In attendance: Lisa Gee, Will Gee, Ken Johnson, Judy Baker, Charmaine Radford, Mark Radford
- We have received one quote so far from the Griffin Brothers. It was \$204,000. There are some areas where we can save money. We are waiting on a revised quote from Griffin Brothers. We received another quote from Absolute Equipment Service, LLC for \$148,000-\$199,000 depending on scope of work. We got a quote from Flemming for \$210,000. We are also waiting for one other quote from Headwater Construction.
  - Looking at the design, the biggest place to save money is on the back side of the dam on the bulkhead. Concrete will cost \$40,000-\$50,000 more than wood or steel.
- Things to discuss with the neighborhood at the meeting:
  - Which contractor option should we use?
  - What are the options for repayment?
  - What are the options for repaying a loan if the neighbors don't pay the special assessment?
  - Do we move forward with the lawyer?
- Late notices will be mailed out to residents who have not paid the annual dues
- We will mail out an option letter for the special assessment once we have an exact quote
- We have \$2,817.80 left of our \$5,000 retainer. The lawyer will no longer work on contingency so if we want to pursue the lawsuit we will have to pay him hourly.
  - The board voted unanimously to stop pursuing the lawsuit based on the attorneys choice not to take it further on contingency.
  - We will take the password off the minutes on the website and continue posting all minutes on the website like we have been
- We discussed pine strawing the bushes on the west side of the entrance. We are going to look in to where the property lines are to see if it is HOA property or individual homeowners property. The quote for pine straw to spread it all the way up Freeman Johnson to the Erwin's house is going to cost \$8 per bale and will take around 70 bales. We need to spray the weeds before the pine straw is put down. Judy is going to confirm with the lawncare guy if his quote includes spraying for weeds or not.
- Meeting ended at 9:01pm