

# Russellville Homeowners Association

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## Board Meeting Minutes

Date: Monday June 2, 2025      Location: Casasanta Residence

### Attendees:

- Ed Hayden – President
- Jack Hume – Vice President
- Joe Casasanta – Treasurer
- Toby Cromwell – Secretary
- Mark Passarini – Member-at-Large

### Call to Order:

The meeting was called to order at approximately 7:10 PM on June 2, 2025, at the Casasanta residence.

### Approval of the previous Meeting's Minutes

The minutes from the previous meeting were approved by the voting members. Those minutes are posted to the Russellville website.

### Discussion Items:

1. By laws and Covenants - there is a draft of proposed changes to the bylaws on the website and all board members have agreed to each review and come back with changes to the next board meeting.
2. There was one item brought to the attention of the board by Mark Passarini regarding a home listing on Apex and Tomichi that had mischaracterized the HOA membership and annual dues. That was clarified with the realtor by Mark.
3. Douglas County contacts- We will continue to work on making sure we are in contact with the right people.
4. ECC – Ongoing discussions
5. Budget Review- Joe Casasanta provided updated financials detailing finances and current cash position of the HOA. All is in order and no action taken.
6. Communications strategy to Homeowners is continuing to be informative but try to reduce cost where possible.

7. Community Awareness – Speed and Wildlife

The board discussed reminding residents about observing speed limits and being mindful of wildlife crossings, especially with young animals present in the area.

8. Upcoming Community Events

- Annual Picnic – Scheduled for September 7, 2025
- Annual Hayride – Scheduled for October 25, 2025
- Wellness Checks – Supporting elderly residents
- Meeting Frequency – Monthly board meetings going forward
- Next board meeting scheduled for Monday July 14, 2025
- Annual HOA meeting minutes are posted to the website

**Adjournment:**

The meeting was adjourned at approximately 8:10 PM.