

Cabin Branch Forest BOD meeting

**Location:** Cascades Library

**Date and Time:** Monday November 28<sup>th</sup>, 6:00 – 8:00 PM

**Attendance:**

**Gina Carey**  
**Thomas Vestal**  
**Becky Schafer**  
**Jason Yard**  
**Jim Clute**

**Meeting start – 6:26 am**

Hearings conducted for outstanding inspection items completed

Time set aside from homeowner walk up issues – no homeowner walkup issues

Review of previous meeting minutes - Done

Treasures Report –

- one short dues payment all other homes are up to date on dues payment
- Budget is being worked on and should be approved by year end. Normal increases to trash and lawn maintenance will be accounted for in 2023 budget
- ARC is implementing a new app to help with more consistent communication of inspection items and better collaboration between members of the ARC committee

ARC rules and covenants

- Becky working on cataloging of color combinations in the neighborhood. This will be done in conjunction with annual inspection to minimize homeowner disruption

Review of the Shed voting:

- 45 of the required 52 votes to make the changes were received after the second mailing
- As the burden of a 2/3 majority was not met the changes to the protective covenants will not be made
- Board will work to gain remaining outstanding votes

Common Area Maintenance and Upkeep

- Fencing on the common lot around the culvert needs to be power washed and stained. German has an industrial power washer for mold removal and TJ has a sample of the original sample color. Targeting the spring for completion
- Dead trees along bike path are targeted for removal – pricing is in process to ensure best price procured

- Border of the playground needs to be repaired in two sections. – Jim ordered the sections and has the replacements. – Need to get a few community members to assist with removal and replacement

Trash:

- Holiday trash removal
  - Yard waste season ends 12/24
  - Christmas tree collection will be provided during the 1<sup>st</sup> two weeks of January. All trees over 8 feet in length will need to be cut in half and free of ornaments and tinsel/garland before being placed at the curb.

Open Forum:

- No additional items to be addressed

Next Meeting:

- January 18 – 6pm to 8pm

Adjournment:

- 8:00pm