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Board of Directors Meeting Minutes

- I. Meeting called to order at 1:02 pm by Gordon.
- II. Invocation by Eric Bell
- III. In Attendance:
 - a) Board of Directors – Gordon Bently, Eric Bell, Carol Jackson, & Roger Weave
 - b) Lemonjuice Solutions – Kris Johnson, Rene Capo, Halee McLaughlin, Tim Gettel, Rich Cunningham
 - c) Owners – approximately 32
- IV. Approval of minutes from last meeting
 - a) Eric motions to accept minutes
 - b) Carol seconds
 - i) All in favor – 4
 - ii) Nay – 0
- V. New Business.
 - a) Meet Attorney – Not able to attend
 - b) Resolution to hire
 - i) Roger motions
 - ii) Eric Seconds
 - (1) All in favor – 4
 - (2) Nay - 0
 - c) Discuss outstanding items from Lemonjuice
 - i) Gordon question of the Lemonjuice offer to buy out the owners delinquent less than a year.
 - (1) Open discussion between Gordon, Roger, Rene, & Kris
 - (2) Determined that we need to put this offer on hold and decide if the BoD wants to change the vote on this issue.

- (3) Gordon will entertain a motion to resend the previous vote from the BoD to approve Lemonjuice to approach delinquent owners.
 - (a) Carol makes the motion to resend the decision to allow Lemonjuice to approach delinquent owners.
 - (b) Roger seconds the motion
 - (c) Open discussion continues
 - (i) All in favor – 3
 - (ii) Nay – 1
- d) Financials
 - i) Caught up by September 5, 2025
 - ii) Will have by the 25th of every month thereafter
- e) Payment of amenities lots that are owned by Crown Resorts
 - i) Open discussion.
 - ii) Rich suggests that the BoD take the lead in building the relationship with the Tansi POA. Gordon is happy to help with this.
- f) Audit & the tax filing for the association
 - i) What is the status of filing for taxes? It typically starts by now. I haven't seen an audit report and I don't know where we are with this?
 - ii) Lemonjuice will have to dig deeper to get information. We're talking about 2024 & 2025 filings and there is a lot of information that is still possessed by Vacatia.
- g) Has Lemonjuice searched the county records for Hiawatha West documentation
 - i) Kris – What information are we looking for?
 - ii) Open discussion
 - iii) Kris will look more into this and get back to Gordon.
- h) Bankruptcy Update?
 - i) Now that we have representation for West we will continue to move forward
- i) Status of the resort
 - i) Roger makes a motion to close the resort by November.
 - ii) Kris & Carrol suggested that they wait until they have the financials before making the decision.

VI. Gordon asks for a motion to adjourn

a) Carol – Makes motion

b) Eric seconds

i) All in favor – 4

ii) Nays – 0

VII. Meeting adjourned at 2:25 pm.

VIII. Floor is open to owners questions.