

Meeting kickoff & certification of 2024 annual meeting minutes

The president, Rose Jarvis-Simon, kicked off the meeting at 5:30pm and turned the floor over to the treasurer.

The treasurer began by confirming everyone had the agenda. She then proposed starting with reviewing the 2024 annual meeting minutes, which were included in packets and posted online.

Attendees indicated they had already seen the minutes, so the treasurer did not read them aloud.

A question was raised about who wrote the minutes; the treasurer responded that the board is responsible for capturing the minutes and they were generated using the meeting video.

A “show of hands” vote was conducted to certify the 2024 annual meeting minutes. Final count of resulted in the minutes being certified.

Treasurer’s Report - 2024 Financial Review

The treasurer reviewed the 2024 P\&L and explained the association uses cash-basis accounting.

Reported ~ \$8,800 income in 2024, with some 2024 invoices sent late due to a system crash, causing over \$2,000 of related income to be recorded in 2025.

Reported total expenses of \$13,432.60.

Insurance expense cited as \$4,166.56, with insurance described as having increased significantly (nearly doubled) due to an ongoing lawsuit.

Road spending reported as \$8,000 total.

Clarified road work details after questions: Road work performed in March 2024 touch all roads; September work was limited and focused on storm/tree issues, including Coral Reef and parts of Divi Divi Trail.

Additional mention of miscellaneous supply expenses.

A motion was raised requesting the treasurer prove that everyone on the current ballot followed the same “email-by deadline requirement”. Dispute escalated over

whether current board members were exempt from the email requirement; multiple attendees argued the same rule should apply to everyone.

After an involved discussion the treasurer clarified that the request to “email” was just the easiest way for folks to communicate their interest on being on the ballot but that communication was not limited to email. Emailing was not the “requirement”, rather, communicating interest on being on the ballot by a certain date was.

Bylaws were described as silent on voting procedures; suggestion emerged to amend bylaws to clarify nomination/voting processes going forward. The treasurer empathized that the rigor we now have in the voting process, I.e., pre-printed ballots, meeting registration to track in-person vs proxy voting, cards for show of hands voting, ensures votes can be defended if challenged and makes the process much more accurate and fair.

Ballots were collected later in the meeting; some attendees asked for clarification on what specific bylaw references on the ballot meant.

President’s Report - 2024 Road Condition

The president reviewed 2024 road conditions (heavy rains, overgrowth) and steps taken given limited funds.

Community volunteer brush-cut efforts were organized for two main roads, but persistent rain meant heavy equipment was still needed to cut back the bush.

September 2024: approximately \$2,000 spent removing trees/clearing issues on Coral Reef after a truck pulled down cable wires due to overgrowth.

Later in 2024 (after rains): approximately \$3,000 spent addressing ruts/swales on Coral Reef and Yellow Cliff.

The board noted regret that not all roads could be touched again as broadly as early 2024.

Consensus emerged that current repairs are “bandages” and a comprehensive, non-eroding solution is needed; piecemeal concrete was viewed as costly and unevenly beneficial.

Question raised about dirt/mud at the Pony Club & Yellow Cliff intersection; response: while the pile is on government road it came from our community and will be removed the next time road work is completed in the neighborhood.

Newer member proposed gathering 2-3 bids for road work/maintenance multiple times per year and then sharing costs with the community to vote on participation/fees.

Discussion included prior road committee efforts (2021) involving government/public works and engineers, recommendations provided, and receipt of ~15 truckloads of dirt free of charge.

Concern raised that roads have degraded to bedrock and need stabilization, not just grading/dirt.

Some argued dues (\$200/\$100 referenced) are insufficient for major improvements; others pushed to get bids/assess needs before proposing higher assessments.

Old Business Updates

Old business: the lawsuit remains pending with no meaningful update; lawsuit cited as a driver of higher insurance costs to the association.

One participant described being accused of using HOA money for driveway/culvert-related work, described a lien and a “slander of title” claim, and stated significant personal legal costs; others argued the invoice referenced culvert work and that individual culverts are homeowners’ responsibility.

Voting - Ballots collected

Ballots were collected. Here are the results:

Total Plot Votes	64	
2025 Annual Meeting Voting Results		
Plot Votes In Person	28	
Plot Votes By Proxy	36	
President - Rosemary Jarvis-Simon	42	
Vice President - Doug Nicoll	33	

Vice President - Clint Briggs	31	
Treasurer/Secretary - Ethleene Johnson	44	
Treasurer/Secretary - Barbara Hamilton	20	
Director - Anton Aaven Middleton	51	
Director - Wesley Fritz	55	
Director - Nick Hamilton	18	
Authorize Annual Assessment	52Y-9N	Passed. 2025 invoices will be sent by the end of April 2025
Proposed Amendment to Article 4.6 of the bylaws	41Y-20N	Amendment change did not meet the 2/3 vote
Show of hand votes:		
Certify the 2024 annual meeting minutes	26y-21n	2024 annual meeting minutes certified
Motion to conduct quarterly member meetings	48y-0n	Motion passed. First special members meeting will be scheduled for June 2025

Other/New Business

New business included requests to reduce conflict and have “one voice” from the board; concerns were raised about inflammatory notices posted by a community member (Doug), and a motion was attempted to bar him from office, but the chair directed attendees to use the ballot instead.

A new member (Anton) introduced himself, emphasized respectful discourse, and pushed for solutions focused on roads/bushes rather than past conflicts.

Motion made and seconded to hold quarterly member meetings (more than the annual meeting); a blue-card vote was taken (exact final tally unclear in the transcript, but many appeared in favor).

Safety concerns were raised: ambulance/fire access issues on steep/rough roads; mention of a past incident where emergency services reportedly could not reach a home.

Motion made (and seconded) requesting HOA assessments be sent by hard copy mail; discussion highlighted the cost of mailing (estimated around \$2 per letter in

2021; 119 members could be \$500 per mailing) and suggested improving email tracking/updating addresses instead.

Practical next step agreed informally: add/update email addresses on the sign-in sheet (or email the treasurer) so members reliably receive communications.

A motion to adjourn was raised near the end as multiple side discussions continued. Meeting was adjourned at approximately 6:30pm.

Suggested Action Items

Consider drafting a bylaw amendment that defines nomination deadlines, voting procedures, and documentation requirements.

Roads committee to obtain 2–3 bids and/or professional assessments (including stabilization options) and share a phased plan and budget estimate with the full membership.

Compile and distribute the 2021 roads “journal” and any prior recommendations/materials to the current roads committee.

Establish a schedule for quarterly member meetings and ensure full-member notification via updated email list.

Update the association email roster using the sign-in sheet and/or direct emails to the treasurer; consider basic email open-tracking or follow-up process for bounced/unopened notices.

Clarify communication policy so official association notices come from the board through agreed channels.