September 15, 2025 BOD Meeting Minutes compiled by Gary Carter

Charles called the meeting to order. He asked that the meeting notes from the last meeting be accepted. Scott made a motion that they be accepted and Lynn seconded the motion.

Scott gave the treasurers report. The reports were on the table and Scott stated that the balance of all accounts was $313,000. There are a few account payables and receivables. The Profit and Loss report was also on the back of the report and Scott stated that we have made $15,800 so far this year. Scott also stated that we have not been receiving a light bill in the correct amount for most of the year, under what we had been paying, but we will now go back to the correct amount. We had been paying $10/month for the streetlights but will now be paying $85/month. He also stated that he has called the electric company about the streetlight at the entrance to let them know that it is out.

Charlie asked for a vote on accepting the financials, the board voted to accept the financials.

Charlie asked for the ACC report and Norm stated that since the last meeting Cynthia has moved and thus left the board and the ACC. Gary Carter has stepped in to the Secretary position and also the representative of the board on the ACC. In order to fill out the positions on the ACC OB Miller and Tina Andries have been added. Norm reviewed the activities of the ACC stating that 1) OB Miller has finished two projects, his fence extension and the shed in his backyard, 2) Dallas Coates has requested that he add a patio in the back of the house as well as an awning off of his garage. Both were reviewed and approved. 3) Norm finished his project to erect a boat house, 4) Rick Boyd finished his boat house.

Charlie asked for a vote to accept Tina and OB as members of the ACC, votes was to accept them was conducted on June 16th approved.

The next item on the agenda was the Front Entrance. Gary stated that the committee has not moved forward with designs as we have received a request from a developer to change the designation of the two undeveloped lots at the front of the subdivision to have their designation changed from residential to commercial. We decided not to spend any time on designs until this issue was resolved. He stated that Woody Dunn has an offer for the two lots pending the approval to change the designation. Many at the meeting voiced their disapproval of this action. Charlie stated that he has been down to the county to see if the sale has gone through and at this time it has not. Charlie asked if anyone had received a letter from Jeff Blake, the person wanting to purchase the lots, to see if they would be aggregable to this change. Jeff has made an offer to the Dunns and the offer has been accepted by the Dunns but it has not closed at this time. Charlie has had several conversations with Jeff and Jeff has asked Charlie to call a vote for the change. Charlie has told Jeff that he cannot do this that it must come from a homeowner in the neighborhood to call for the vote. Jeff spoke to Charlie and stated that he wanted to develop the lots as offices for dental, legal or real estate offices. He said he would work with Norm and the ACC to ensure the development was acceptable to the homeowners. Charlie stated that those lots are just like any other lots

in the neighborhood and to change the designation to commercial it will take 66 2/3% of the homeowners to get this change and he doubted that this would be possible. On the last call he told Charlie that he would work with the Front Entrance committee to help build it and would put a gate up. Charlie stated that we did not want a gate as we would then be responsible for the upkeep of the roads.

Charlie asked if there were any questions about the issue and several people stated that they had not received the letter. Charlie and Scott both stated that they were happy to give them a copy of the letter. A question was asked if he could call for a vote and it was stated that he is not part of the neighborhood and has no ability to call for a vote. Scott stated that if he gets someone in the neighborhood to call for a vote and 66 2/3% of the owners agree to the change then there is nothing we can do to stop it. He also stated that he doubts that this would be possible as we can't get 50% of the residents to agree on anything. This is the second time someone has attempted to change these lots. Darby stated that several years ago this came up and the board then went to the lawyer and he stated that the only way this can be accomplished is with a vote or 66 2/3% agreeing.

A question was asked if we can move forward with the improvement of the front entrance with this issue still unresolved. Charlie stated that there is no reason not to move forward and we will be having a meeting soon to begin discussions and developing two or three designs. Scott asked about who owns what part of the ground at the front. The state owns the part closest to 1097, the county owns the remainder of the JBK road. We will build on the county property not the state. At this time, we cannot build on the Dunn property going east and west and we do not want to build on the state portion of the road.

Norm stated that if we want to tear down the monuments on either side of the entrance then we can do that at our expense. The electric and water lines are on either side of the road and when the state poured the concrete for the new road we had pipe laid under them to the center of JBK.

The board recessed to the back room for Executive board discussions. Charlie announced that Gary Carter will need to step down as the secretary as he has a consulting position that will monopolize his time for the next 6 months. Charlie asked if there was any way that we could divide up the responsibilities of the position as we are close to the end of the year. Lynn said that she cannot take up the responsibilities until late September. She stated that the big mailing goes out in November and that is a big project. Scott said we should ask everyone in attendance if they would like to get on the board. We discussed which positions will need to be filled at the next election and Lynn's position and the Secretary position will need to be filled. Scott said we should announce the opening and see if there is anyone interested in filling the spot. The board will ask if there is anyone in the meeting who wants to get on the board as secretary.

Charlie opened the floor to property owners.

Norm asked about the Boone house. Charlie responded that it was on the market but is not now. Norm asked if there was a lean on the house and Scott said we are fining them monthly and it goes up $100 per month. We have not put a lien on the house, but we need to decide at what point we should.

Scott stated that we should contact the attorney to discuss the liens and record retention. The attorney charges $500 per hour. What we need to discuss should only take 30 minutes. Scott was asked why we don't put liens on properties that are in violation. He stated that he is contacted by the title company when a hope is being sold and they ask if there are any violations and of fines on the property. He said that they will not issue a clear title if there is. Charlie asked if there is a $5000 lean if the fines go to $10000 do we need to get a new lean. Charlie said that is one of the questions he wants to get from the lawyer.

Charlie Hearn asked about digging out the ditches and who can call them. It was stated that you must call the county for your property. Charlie stated that the area back by the boat ramp is really clogged with branches and leaves from the other neighborhood. Charlie asked for a motion to adjourn and Scott so moved and Gary seconded the motion and the meeting was adjourned.