

OWPOA Regular Board Meeting April 8, 2026

Members in Attendance:

Jim Friese, President
Bob Denfeld, Vice President
Elsa Hyder, Secretary
Lisa Logan, Treasurer

Meeting was called to order at 6:00 p.m.

Jim opened the meeting with a statement relating to Board meeting conduct. Questions may be asked relative to topics on the evening's agenda items. Please raise your hand to be recognized.

The minutes of the March 11 and March 14, 2026 were approved unanimously as presented.

Financial Report

The bank statements and accounts have not been balanced since May 2025, though the company currently handling the accounting has charged us \$1,600.00 per month. No audits have been conducted, though an exorbitant \$303,364.64 was spent by the Board in the last 2 years. This represents 51.4% more than any two years in the past 21 years. Lisa and Jim had a video meeting with Becca Hayden from Capstone. It is hoped that by the end of April we will have accurate accounts to present.

Kevin Mann asked if the past due owners fees are being collected. This will be reconciled once the books are up to date.

Old Business

We have a vacant Board member at large position. Must be a property owner in good standing. If anyone is interested provide a brief description of who you are, property address, etc. and submit it to the Board at the office or on the website WWW.OWPOA.com.

We will be getting a phone soon as well for ease of contact.

Key fobs are being monitored and the whole Board will be trained to be of service.

New Business

It was noted that Bob Denfeld and Lisa Logan still needed to sign signature documents at the bank. A motion was made and carried unanimously to provide for this action.

Building Plans

Chris Vetterick presented building plans for a shop. The plans were viewed by the board, a motion was made, voted on and approved.

Committee Updates

The Fire Committee is not chaired. Bob Wolverton and Bob Denfeld have been involved thus far. Kevin volunteered to work with both of them on this. In addition, Bob noted that weed control should be included in this area. Jaime from the OWWSA said they are working on this with the State for assistance. Bob Denfeld will contact the Fire Department for an inspection and any literature that we may obtain for community information.

The Lake committee – No report at this time.

Gun Range – Bob Denfeld reported on the condition of the range. He replaced the targets and target stands, removed the broken table and did some weed control. In the past maintenance was handled by Bob Wolverton and Kerry Holloway and they have ideas for how to set it up more efficiently. There are future plans to cover the shooting benches.

ATV - Wynn Porter volunteered to help with the ATV committee.

Pool group headed by Bob Wolverton has been in touch with Sunrise Pool and an electrician to see what fixes need to be done. Some are relatively minor, \$300 or \$400, up to \$3,000 to cover immediate needs. Larger repairs can be put aside for now.

Community Events are to be handled by Kerry Holloway. She will work in conjunction with OWWSA for use of the clubhouse and surrounding areas. In some instances there may be the need for a lease to be in place for any permanent usage, i.e. play structures.

Other Topics – The board discussed ideas for the concrete pad. They also discussed recreational uses for the area by the willow tree.

Jim thanked everyone for coming. The meeting was adjourned at 7:35 p.m. Our next meeting will be May 13, 2026.