

30 Jan 2025 Board Meeting Minutes

Attendees: Bear Woodrum (Board Chair), Suzanne Frierson, Mike Haas, Corey Merritt, Kim Kidwell (ARB representative), Rebecca Williams (Sanitation) and Paul Hardy.

9 January Board Meeting Minutes were approved, subject to correction of some minor typographical errors.

Treasurers Report

- Board discussed the proposed budget for this year, with updates to follow. It was proposed, and agreed upon, to establish a separate bank account to hold ARB funds (normally related to new home/modification fees), so as to ensure that funds to be returned to homeowners would be isolated from other accounting streams.
- Bear Woodrum and Suzanne action to investigate the outstanding dues/assessment is still ongoing.

ARB report

- Kim Kidwell noted that the one member of the ARB Guidelines Revision team has dropped out, and Brad was seeking any recommendations from the board for replacement. Board provide a couple of names the ARBs consideration.

Security/Gate

- No issues to report.

Roads. Nothing significant to report.

Sanitation

- Board updated Rebecca Williams with the discussions previously held options for trash pickup and disposal, in light of need to move the dumpster. One option, which Rebecca has taken for action, is to get quote from the landscaping company (who currently does pick up and drop off at the dumpster) to pickup and dispose of the trash, as this may eliminate the need for the POA to provide for a dumpster.

Waste treatment - nothing significant to report.

Web site - Nothing significant to report.

Old Business

- Board noted that lot 14 has new owners. Chad and Lucia Millwood.
- End of year close out and preparation for POA Meeting
 - Discussed preparations for the upcoming POA meeting. It was noted that two board members (Mike, and Bear) term expires, and therefore elections will need to be held. Board also discussed conduct of the meeting and how to track quorum.
 - Agreement reached to focus the next board meeting on the preparations for the POA meeting

New Business

- Board discussed the potential change to the covenants and restrictions to address boat trailer storage, as it is currently ambiguous in the governing documentation. Board to continue the discussion at later meeting.

Open action items

- Resolution of unpaid POA dues/assessment. Bear/Suzanne
- Jan Savage properties agreement with POA for road. Paul and Bear agreed to meet and review the property agreements and then get with the board on a recommended path.

Open discussion topics - tabled to future meeting

- Mailbox relocation

Next meeting 18 February at Susanne's house. 5:30 start time.