

12/19/2024 Board Meeting minutes:

6:36 p.m. Call to Order

Present Board Members:

Kathy
Josh
Michelle
Darrell (Zoom)
Lonnie (Zoom)

Absent:

Andra
Reg

Two homeowners present.

Darrell - resigning after today's meeting. Wife passed. Condolences expressed.

Committee Reports - None

Discussed approval of last month's minutes.

- None for November
- October minutes read and discussed (this includes the fees for 2025 set at \$281)

Kathy made a motion to approve the October minutes

Michelle second

All agree/no oppose

Discussed ARC Request for removal of trees on Dora Court. Using Elk Tree Service. Ask about planting to replace trees.

Josh made motion to approve request

Lonnie second

All agree/no oppose

Brief discussion of VP and Secretary absences. Will wait for action until Annual Meeting.

President's Report:

- Start letter for annual dues.
- Spoke with Jean (bookkeeper) to request he deal with annual review and consolidate EasyHOA/Quickbooks
- Prepare budget
- Received requests for enforcement of rules

No VP Report

No Secretary Report

[oops forgot about Treas report]

Darrell asked to discuss what the HOA Board does. Doesn't feel like Tract F is being cleaned up and maintained. Discussion regarding the cleanup work before and after the ice storm and ongoing work the landscapers do for the HOA.

Discussed the annual meeting date.

Josh made motion for annual meeting on 2/20/2025 at 6:30

Kathy second

Lonnie and Michelle agree; Darrell abstain

Discussed when annual dues will be due

Josh motion that dues be due by last day of February 2025

Kathy second

Lonnie and Michelle agree; Darrell abstain

Need to get annual meeting reminder and proxies out / address changes processed

Annual meeting there will be 6 positions open. Up for reelection = Josh and Andra

New Business – CC&Rs: enforcement

Issue with Cheeks family on Pelton / people living in RVs on parking pads and driveway?

Discussion about HOA disband and compliance issues

Michelle motion to adjourn

Kathy Second

All in favor / no oppose

Adjourned at 7:27 p.m.