



Board of Directors' Meeting Agenda
Tuesday, March 11, 2025 @ 5:00 PM
Via Zoom

- 1. Attendance**
- 2. Verification of Quorum (At least 3 Board Members)**
- 3. Call to Order**
- 4. Owner's Forum**
- 5. Approve BOD Meeting Minutes from 2/11/25**
- 6. Financial Reports (Treasurer: Robert Ricketts)**
 - a. 2024 Overview Reports**
 - b. Balance Sheet**
 - c. Profit vs. Loss**
- 7. Architectural Report (Board Representative: Jeff Hester)**
 - a. Adding Erosion Guidelines to Architectural Process**
 - i. Need to Check for County Requirements
 - ii. Possible Requirement - Drainage Plan/All sediment must be kept on the property during a home build.
 - b. Fence @ 124 Descent Drive**
 - c. Roof Extension @ 131 Harebell Drive**
 - d. No Out of Meeting Approvals**
- 8. Committee Updates**
 - a. River & Pond Improvements Committee (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)**
 - b. Fiber Committee (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)**
 - c. Capital Improvements Committee (Committee Leader: Hannah Yankelevich / Board Representative: Breanna Pitcher)**
 - i. Shade Structures at Rainbow Lake**
 - ii. Playground at Aspen Pond**
 - iii. Add Fencing to Bridge Drive Easement**
- 9. New Business**

- a. **Board Appointment for Open Position:** To be appointed until the 2025 election. Board Member to be elected in 2025 until 2026. 2 year terms thereafter.

10. Old Business

- a. **Bears & Trash Bins**
 - i. Need to define “bear-proof” / Certified bear-proof bins
 - ii. Goal is to approve three different structures that owners without garages/sheds could buy or build to keep bins in
- b. **Fencing Repairs**
- c. **Adding Audiovisual Equipment To Meeting Room**
- d. **Updating Community Plat**
- e. **Phishing Scams**
- f. **Liability for River Corridor**
- g. **Draft Limited Amendment & Vote Regarding STR Registration**

Requirement: SunDee needs to edit the letter to the residents and get clarification on requirements from the attorney. The Board may want to add an amendment to allow the POA to continue to charge assessments annually. Also need to add a requirement of one STR per lot.
- h. **Approval for Draft Collections & Contact Info Policies**
- i. **No Out of Meeting (Email) Approvals**

11. Other Business/Announcements

12. Executive Session: Review the Violations & Delinquent Accounts Report

13. Adjournment