



**Board of Directors' Meeting Agenda**  
**March 12, 2024 @ 6:00 PM**  
**via Zoom Only**

- 1. Attendance**
- 2. Verification of Quorum (At least 3 Board Members)**
- 3. Call to Order**
- 4. Owner's Forum**
- 5. BOD Meeting Minutes from 1/9/24**
- 6. Financial Report** (Treasurer: Robert Ricketts)
  - a. Balance Sheet**
    - i. Operating Fund**
    - ii. Legal Reserve Fund**
  - b. Budget vs. Actual YTD**
- 7. Architectural Report** (Board Representative: Jeff Hester)
  - a. Out of Meeting (Email) Approvals:**
    - i. On 2/21/24 via email, the Board approved a fence at 12 Red Ryder Circle.**
- 8. Committee Updates**
  - a. River & Pond Improvements Committee** (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)
    - i. On 1/23/24 via email, the Board approved a mailing and survey to be sent to homeowners with information about the streambank protection proposal.**
  - b. Gravel Pit Committee** (Committee Leader: Dave O'Keefe / Board Representative: Breanna Pitcher)
  - c. Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)
  - d. Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Julene Campbell)
- 9. New Business**

- a. **River Easement Responsibility For Tree Removal:** Contact Attorney who wrote the stipulated judgment and decree for clarification?
- b. **Need 3 Pre-Approved Garden Plans For Website**
- c. **Lot Consolidation:** Attorney says that this is technically a change to our plat, which requires majority approval. We can avoid the owner majority approval by just passing a resolution saying that from here on out, all consolidations will still pay two POA fees, as the POA will still view the lots as “separate” for income purposes and to avoid need to update the plat.

**10. Old Business**

- a. **Steve Wilkins’ STR Proposal:** Requiring two years of ownership before allowing short term rentals.
- b. **Other Business**

**11. Violations & Delinquent Accounts Report (Executive Session)**

**12. Adjournment**