



Board of Directors' Meeting Agenda
May 14, 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 3/12/24**
- 6. Financial Report** (Treasurer: Robert Ricketts)
 - a. Balance Sheet**
 - b. Budget vs. Actual YTD**
- 7. Architectural Report** (Board Representative: Jeff Hester)
 - a. Out of Meeting (Email) Approvals:**
 - i.** On 3/12/24, the BOD approved a permit extension for 281 Little Beaver Place until 10/15/24.
 - ii.** On 4/16/24, the BOD approved a siding replacement at 642 Harman Avenue.
- 8. Committee Updates**
 - a. River & Pond Improvements Committee** (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)
 - i.** Q&A Regarding River Improvements Proposal
 - ii.** Guest Speaker: Al Pfister
 - 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. Adding Audiovisual Equipment To Meeting Room**

10. Old Business

- a. River Easement Responsibility For Tree Removal**
- b. Need 3 Pre-Approved Garden Plans For Website**
- c. Lot Consolidations**
- d. Steve Wilkins' STR Proposal:** Requiring two years of ownership before allowing short term rentals.
- e. Legal Reserve**
- f. Other Business**

11. Violations & Delinquent Accounts Report (Executive Session)

- a. Attorney Communication Regarding STR Violations**

12. Adjournment