



**Board of Directors' Meeting Agenda
June 11, 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.
 - iii.** On 5/16/24, the BOD approved a pergola at 146 Alpine Drive.
- 8. Committee Updates**
 - a. River & Pond Improvements Committee** (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)
 - i.** Fish Stocking Update (Julene)
 - 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**

b. Dumpster Rental

c. Annual Picnic

10. Old Business

a. River Easement Responsibility For Tree Removal

b. Need 3 Pre-Approved Garden Plans For Website

c. Lot Consolidations

i. 236 Swiss Village would like to unconsolidate (formerly three lots) into two lots - lot 158 would be its own .5 acre.

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