



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

- 1. Attendance**
- 2. Verification of Quorum (At least 3 Board Members)**
- 3. Call to Order**
- 4. Owner Forum**
- 5. Approve BOD Meeting Minutes from 5/21/25**
- 6. Financial Reports (Treasurer: Robert Ricketts)**
 - a. 2024 Budget vs. Actual**
 - b. Balance Sheet**
 - c. Budget vs. Actual/Expenses By Category**
- 7. Architectural Report (Board Representative: Jeff Hester)**
 - a. Adding Erosion Guidelines to Architectural Process**
 - b. Out of Meeting Approvals:**
 - i. On 5/29/25 via email, the BOD approved a carport at 147 Swiss Village Drive.
 - ii. On 5/29/25 via email, the BOD approved a deck at 722 Harman Avenue.
- 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:** The Board may consider a mulch path with signage in lieu of a fence.
- 9. New Business**
 - a. Entrance Sign Lighting**

- b. Collections Policy
- c. Short Term Rental Committee Formation

10. Old Business

- a. Newsletter
- b. Common Elements Maintenance
- c. Bears & Trash Bins
- d. Fencing Repairs (Jeff Hester)
- e. Adding Audiovisual Equipment To Meeting Room (Robert Ricketts)
- f. Declaration Amendment Proposals
 - i. **Assess Dues Annually:** This will be added to the STR Amendment. We are still waiting on the final draft from the attorney.
 - ii. **STR Registration Requirement:** Add a requirement that only one STR may be allowed per lot?
 - iii. **Update The Plat:** Attorney is acquiring a copy of the recorded plat for us to review.
- g. No Out of Meeting (Email) Approvals

11. Other Business/Announcements

- a. Upcoming Events
 - i. The Annual Picnic will be held on Saturday, July 19th at 5:00 PM at the pavilion near Aspen Pond.
 - ii. Fish stocking will occur in June, date TBA.
 - iii. The community dumpster will be coordinated for August.

12. Executive Session

- a. Review the Violations & Delinquent Accounts Report

13. Adjournment