



Board of Directors' Meeting Agenda
Wednesday, August 13, 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 7/23/25:** Approved over email on 8/6/25.
(Jeff, Breanna, All).
- 6. Financial Reports (Treasurer: Robert Ricketts)**
 - a. Balance Sheet**
 - b. Budget vs. Actual/Expenses By Category**
- 7. Architectural Report (Board Representative: Jeff Hester)**
 - a. Fencing Guidelines**
 - b. Out of Meeting Approvals**
- 8. Committee Updates**
 - a. River & Pond Improvements Committee (Jeff Hester)**
 - i. Fishing Restrictions:** Fishing Restrictions were recommended on 7/23/25.
 - b. Capital Improvements Committee (Breanna Pitcher)**
 - i. Shade Structures at Rainbow Lake:** The committee will acquire quotes on multiple structures vs. one large structure.
 - ii. Playground at Aspen Pond**
 - iii. Bridge Drive Easement:** Needs sign & mulch.
 - c. Emergency Preparedness Committee**
- 9. Old Business**
 - a. Newsletter**
 - b. Community Dumpster (Jim Miller)**
 - c. Common Elements Maintenance**
 - d. Audiovisual Equipment For Meeting Room (Robert Ricketts)**
 - e. 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.

f. No Out of Meeting (Email) Approvals

10. Other Business/Announcements

11. Executive Session

a. Violations & Delinquent Accounts Report

12. Adjournment