



Board of Directors' Meeting Agenda
Wednesday, September 10, 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 8/13/25**
6. **Financial Reports (Treasurer: Robert Ricketts)**
 - a. **Balance Sheet**
 - b. **Budget vs. Actual**
7. **Architectural Report (Board Representative: Jeff Hester)**
 - a. **Fencing Guidelines:** SunDee will start a shared document for the Board to contribute ideas for guidelines.
 - b. **Out of Meeting Approvals**
 - i. On 9/4/25, the BOD approved a fence at 281 Little Beaver Place.
8. **Committee Updates**
 - a. **River & Pond Improvements Committee (Jeff Hester)**
 - i. **Fishing Restrictions:** Fishing Restrictions were recommended on 7/23/25.
 - ii. **Bank Stabilization**
 - 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 (Jeff Hester):** Jeff is working with a company to get quotes on equipment (like sirens).
9. **Old Business**
 - a. **Newsletter** (to be sent in September)
 - b. **Fire Restrictions**
 - c. **Approve New Version of Collections & Contact Info Policies**

- d. Declaration Amendment Proposals**
 - i. Assess Dues Annually:** This has been added to the draft.
 - ii. STR Registration Requirement:** This has been added to the draft.
 - iii. Assessing By Plat:** Need further discussions with attorney regarding solutions.
 - e. No Out of Meeting Approvals**
- 10. Executive Session**
- a. Violations & Delinquent Accounts Report**
- 11. Adjournment**