



Board of Directors' Meeting Agenda
November 14, 2023 @ 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 9/12/23**
- 6. Financial Report** (Treasurer: Robert Ricketts)
 - a. Balance Sheet**
 - i. Operating Fund**
 - ii. Legal Reserve Fund**
 - b. Budget vs. Actual YTD**
 - c. Proposed 2024 Budget**
- 7. Architectural Report** (Board Representative: Jeff Hester)
 - a. Out of Meeting (Email) Approvals:**
 - i.** On 9/18/23 via email, the Board approved a new roof at 642 Harman Avenue.
 - ii.** On 9/28/23 via email, the Board approved a deck addition at 533B Alpine Drive.
 - iii.** On 10/2/23 via email, the Board approved a retroactive permit for a garage at 78 Tejas Place.
 - iv.** On 10/12/23 via email, the Board approved a request for removal of a tree along the river at 73 Little Beaver Place.
 - v.** On 11/8/23 via email, the Board approved a request for new garage doors at 394 Swiss Village Drive.
- 8. Committee Updates**
 - a. River Improvements Committee** (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)
 - i.** Owner Responsibility for Easement Maintenance

- 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: Breanna Pitcher)
 - i. Bridge Over Stream @ Bridge Court Easement** (Jeff Hester)
 - 1.** On 10/16/2023 via email, the BOD unanimously approved a quote for \$10,603.00 for a rolling boat bridge from Rolling Boat, Inc.

9. New Business

- a. Plan Budget & Annual Meeting**
 - i. Tentative Date: December 12, 2023 @ 6:00 PM
 - ii. In Person or Via Zoom?
 - iii. Mailed Ballot or In Person Voting?

10. Old Business

- a. Common Elements Maintenance**
- b. Easement Amendment to Allow E-Bikes Approval** (Jeff Hester)
- c. Other Business**

11. Violations & Delinquent Accounts Report (Executive Session)

12. Adjournment