



**Board of Directors' Meeting Minutes
November 14, 2023 @ 6:00 PM
via Zoom Only**

1. Attendance

- a. **Manager:** SunDee Jones
- b. **BOD Members:** Julene Campbell, Jim Miller, Jeff Hester
- c. **Homeowners:** Kevin Dickerson, Terry Boehrer, Lydia & Randy Rapp, Matt Hosburgh, Dave O'Keefe, Judy Patton, Addi Greer, Lesley Burroughs, Linda Lebo, Robert Soniat, Bonnie Weathers

2. Verification of Quorum (At least 3 Board Members): Yes

3. Call to Order: 6:08 PM

4. Owner's Forum

- a. Lydia & Randy Rapp had questions regarding the Bridge Court Easement. Jeff clarified that the bridge will be placed over the irrigation ditch that crosses through the easement to the river, not over the river to Picnic Island. Julene explained that the POA will work with the Rapps to determine what they would like to have done to create a clear path to keep pedestrians on the easement and off of their property (mulch path, split rail fence, etc.).
- b. Addi, Dave, and Bonnie expressed sentiments regarding the cost of the bridge and agreed that they would have liked to have seen this amount of money spent on something else. Addi suggested that some money be spent to plant trees.

5. BOD Meeting Minutes from 9/12/23: Approved.

6. Financial Report (Treasurer: Robert Ricketts)

a. Balance Sheet

- i. Operating Fund: \$26,196.23
- ii. Legal Reserve Fund: \$49,404.15

- b. **Budget vs. Actual YTD:** The POA is under budget for the current fiscal year.

- ii. Jeff would like to explore the cost and placement of trees in the area around the pond.

9. New Business

a. Plan Budget & Annual Meeting

- i. The Budget & Annual Meeting will be held via Zoom on ~~December 12, 2023 @ 6:00 PM~~. *The Annual Meeting date was changed to December 5, 2023 @ 6:00 PM.*
- ii. The ballot will be mailed and the BOD will also consider online voting, depending on the cost. SunDee will research options. *The BOD decided to do an online vote only after research.*

10. Old Business

a. Common Elements Maintenance

- i. The BOD needs to hire someone to complete regular maintenance on common elements such as emptying the dog waste stations. SunDee will put out a notice in the next newsletter to see if anyone in the community is interested in the job. Julene suggested asking Elite if this is a service they could perform.
- ii. Jeff has facilitated the planting of trees at Scott's Gate and also placed a sign directing people to stay off of private property.

b. Easement Amendment to Allow E-Bikes Approval (Jeff Hester): Terry Bohrer approved of the final draft. SunDee will acquire the final draft from the attorney and send it to Jeff for signatures and recording.

11. Violations & Delinquent Accounts Report (Executive Session)

- a. The BOD approved sending all accounts which still have not paid the 2023 annual dues to our attorney for collections.

12. Adjournment: 7:06 PM