



Board of Directors' Meeting Minutes
June 11, 2024 @ 6:00 PM
In Person @ Metro Meeting Room & Via Zoom

1. Attendance

- a. Manager:** SunDee Jones
- b. Board Members:** Julene Campbell, Jeff Hester, Robert Ricketts, Jim Miller
- c. Owners:** Lesley Burroughs, Bonnie Weathers, Robert Soniat, Hal Jaeke
- d. Owners via Zoom:** Dave O'Keefe, Chris Quillin, David Payne

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

3. Call to Order: 6:02 PM

4. Owner's Forum

- a.** Jeff Hester voiced support for the boat access that could be added to the edge of the neighborhood as part of the River Improvement Project. Some of his reasons for supporting the boat access would be more parking, a gate for security, and users of this access would not have to drive through the neighborhood to get to the river.
- b.** Dave O'Keefe asked if the River Improvement Project would require an amendment to the Declaration or a majority vote. SunDee would have to review the project details and possibly speak with the POA attorney to find out. Dave also voiced his support for the River Improvement Project.
- c.** Lesley Burroughs asked if some properties with out of control weeds could be notified of the community standards. SunDee can address any lots like this during her next drive through of the community.
- d.** Bonnie Weathers asked what the main purpose of the River Improvement Project would be and whether or not it would harm the fish. Jeff clarified that the project would create more holding areas for

the fish and provide the fish more ability to swim up and down the river. The project would also hopefully prevent any damage to properties from river flooding.

5. **BOD Meeting Minutes from 3/12/24:** Julene, Jeff, All. Approved.
6. **Financial Report** (Treasurer: Robert Ricketts)
 - a. **Balance Sheet**
 - i. **Operating Account:** \$56,078.78
 - ii. **Legal Reserve Fund:** \$49,437.33
 - b. **Budget vs. Actual YTD**
 - i. The Association is under budget for the fiscal year.
7. **Architectural Report** (Board Representative: Jeff Hester)
 - a. **Out of Meeting (Email) Approvals:**
 - i. On 3/12/24, the BOD approved a permit extension for 281 Little Beaver Place until 10/15/24.
 - ii. On 4/16/24, the BOD approved a siding replacement at 642 Harman Avenue.
 - iii. On 5/16/24, the BOD approved a pergola at 146 Alpine Drive.
8. **Committee Updates**
 - a. **River & Pond Improvements Committee** (Committee Leader: Dave O’Keefe / Board Representative: Jeff Hester)
 - i. **Fish Stocking Update:** Julene has ordered the fish for Rainbow Pond. The stocking will be scheduled for some time in July. Dave is working on the stocking for the Aspen Pond, which should happen soon as well.
 - ii. Chris Quillin is now also a member of this committee.
 - iii. SunDee reviewed current survey results. So far, there have been 50 responses, with the majority of survey respondents in support of the project, but there are some mixed feelings on how to fund the project.
 - iv. The committee suggested sending a reminder about the survey in the next newsletter and also possibly holding an informational meeting.
 - b. **Gravel Pit Committee** (Committee Leader: Dave O’Keefe / Board Representative: Breanna Pitcher)
 - i. No Updates.
 - c. **Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)
 - i. No Updates.
 - d. **Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Julene Campbell)
 - i. Current ideas for capital improvements include:

1. Multiple shade structures at Rainbow Pond.
 2. Playground at Aspen Pond.
 3. Adding trees where needed in the neighborhood.
- ii. Once Julene has the details about these three options, a survey will be sent to owners to see which project they'd like to see happen first.

9. New Business

a. Adding Audiovisual Equipment To Meeting Room

- i. Jim & Robert volunteered to research this.

b. Dumpster Rental

- i. Julene will schedule the annual dumpster for the first part of August.

c. Annual Picnic

- i. The Annual Picnic will be on Saturday, July 20th, at 5:00 PM at the Aspen Pond Pavilion.

d. Reschedule July Meeting

- i. The July Meeting will be on July 23rd at 5:00 PM.

10. Old Business

a. Need 3 Pre-Approved Garden Plans For Website

- i. The POA's attorney gave a website with plans that we can choose from. SunDee will review some plans and present a few to the Board for approval to add to the website.

b. Lot Consolidations

- i. The Board will follow up with the attorney to come up with a plan to create guidelines for lot consolidation/unconsolidation in the future so that we can be following the plat map as it is recorded. An amendment to the Declaration may be required.

c. Steve Wilkins' STR Proposal: Requiring two years of ownership before allowing short term rentals.

- i. The POA attorney said that this is not possible without an amendment to the Declaration.

d. Legal Reserve

- i. The POA attorney clarified that the legal reserve fund should be kept in our operating account. The Board will follow up with the attorney to see if we could place any funds into the interest-bearing account.

11. Executive Session

- a. The Board went into an executive session at 7:04 PM to discuss attorney communications and the violations report.

12. Adjournment: 7:23 PM