



Board of Directors' Meeting Minutes
July 23rd, 2024 @ 5:00 PM
In Person @ Metro Meeting Room & Via Zoom

1. Attendance

- a. Manager:** SunDee Jones
- b. Board Members:** Julene Campbell, Jeff Hester
- c. Board Members via Zoom:** Robert Ricketts, Breanna Pitcher
- d. Owners:** Steve Wilkins, Bonnie Weathers, Guy & Maria Williams
- e. Owners via Zoom:** Chris Quillin, Suzanne Buhrow, Elizabeth Wilhoite, Kevin Dickerson
- f. Guest Speaker:** Al Pfister

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

3. Call to Order: 5:35 PM

4. Owner's Forum: No speakers.

5. Committee Updates

a. River & Pond Improvements Committee (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)

- i.** Al Pfister and Jeff Hester answered questions about the River Enhancement Project Proposal.
 - 1. Bonnie Weathers made a statement that she was concerned about the disruption to the fish. Al said that the improvements proposed are based on science and one of the goals of the project is to conserve the fish population.
 - 2. Steve Wilkins asked how the project would benefit the neighborhood. Jeff said that it would lower the floodplain and help bank stabilization for homeowners along the river. He is also of the opinion that it would help improve

the fishing experience in the river and would allow for easier boating access for residents.

3. Julene asked if the Park Ditch representatives were involved and mentioned that they would like to see that they are involved if we move forward on the project.

- ii. SunDee reviewed the survey results with the Board. Most responses were in favor of the project, but owners had mixed opinions on how to pay for the project.

6. BOD Meeting Minutes from 6/11/24: Approved. (Jeff, Breanna, All)

7. Financial Report (Treasurer: Robert Ricketts)

- a. **Balance Sheet:** The Association's operating fund has a total balance of \$104,098.40.

- b. **Budget vs. Actual YTD:** The Association is under budget.

- c. Financials were approved. (Julene, Jeff, All)

8. Architectural Report (Board Representative: Jeff Hester)

- a. **Out of Meeting (Email) Approvals:**

- i. On July 2, 2024, the BOD approved new steps/deck for 533A Alpine Drive.

9. Committee Updates

- a. **Gravel Pit Committee** (Committee Leader: Dave O'Keefe / Board Representative: Breanna Pitcher)

- i. The gravel pit has been removed as part of the Jackson Mountain Landscape Project.

- b. **Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)

- i. No updates.

- c. **Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Julene Campbell)

- i. Julene proposed that wooden shade structures be added behind Rainbow Pond. Jeff pointed out that the roof should have a 5/12 pitch. Julene will gather some quotes and send them to the Board via email.

- ii. Jeff said that the Bridge Court easement bridge project is coming along and should be completed this year.

10. New Business

- a. **Sign Gardens Re-Planting:** The gardens around the two entrance signs need to be re-planted. Jeff said the cost would be about \$400.00. Julene made a motion to approve this expense, Breanna seconded, all were in favor.

11. Old Business

- a. **Dumpster Rental**

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

b. Adding Audiovisual Equipment To Meeting Room

- i. Jim & Robert volunteered to research this. They will be emailing some options soon.

c. Tree Responsibility on River Corridor

- i. The Association's attorney clarified that the Association is not responsible for removing fallen or standing trees along the river corridor. It is the homeowner's responsibility to maintain trees along the river, with Board approval. The Board may choose to maintain the river corridor by cutting a pathway through a fallen tree if it is blocking a pathway.

d. Need 3 Pre-Approved Garden Plans For Website

- i. The Board (Jeff, Julene, All) approved three garden plans that will be added to the website as pre-approved plans that homeowners may use.

12.Executive Session: The Board went into executive session at 6:24 PM for a homeowner hearing and to discuss other violations.

13.Adjournment: 6:50 PM