

Budget & Annual Meeting Minutes Tuesday, December 17, 2024 @ 5:00 PM Via Zoom

Budget Meeting Agenda

1. Call to Order: 5:00 PM

2. Ratification of the 2025 Budget: Ratified.

3. Adjournment: 5:02 PM

Annual Meeting Agenda

1. Attendance

- a. Manager: SunDee Jones
- **b. Board of Directors:** Robert Ricketts, Jeff Hester, Julene Campbell, Jim Miller, Breanna Pitcher
- c. Owners: Janet Hanks, Kevin Dickerson, Todd Miller, Steve Wilkins
- 4. Verification of Quorum (25% 56 lots): No Quorum
- **5.** Call to Order: The meeting was not called to order due to lack of quorum. The meeting was adjourned.
- **6. Election Results for Board of Directors:** All Board Members will keep their current positions until the next Board Meeting in January.
- 7. Owner's Forum
- 8. Approve Annual Meeting Minutes from 12/5/23
- **9. Financial Reports** (Treasurer: Robert Ricketts)
 - a. Balance Sheet
 - b. Budget vs. Actual
 - c. 2025 Budget
- 10. Committee Updates
 - **a. River & Pond Improvements Committee** (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)

- **b. Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)
- **c.** Capital Improvements Committee (Committee Leader: Hannah Yankelevich / Board Representative: Julene Campbell)
- 11. Upcoming POA Initiatives
 - a. Amending CC&Rs Regarding STR Registration Requirement
 - b. Updating Community Plat
 - c. Improving Hybrid Meetings
 - d. Preventing Bear Issues
- 12. Other Business/Announcements
- 13. Adjournment