

## January 14, 2025 Board Meeting Minutes

2024 Board Members		Present	Absent
President	Karl Krotzer	X	
Vice President	Tom Kajander	X	
Secretary	Carol Merada	X	
Treasurer	Deborah Howard	X	
Member at Large	Kathy Simmons	X	
Member at Large	Stephen Jones		X
Member at Large	Cyndi DeWitt		X
Member at Large	Kim Thompson	X	
Member at Large	Jim Ruffing	X	

**Establishment of Quorum** – Yes

**Call to Order** - 7:05 PM

### **Attendance**

Mike Merada, Art Simms, Beverly Simms, Patricia Markuson, and Bill Nicholson  
Jessica Cejka and Rodney Sandoval (via Zoom)

### **President**

Karl welcomed all attendees.

We will continue our efforts on Deed Enforcement and the Irene property maintenance/upgrades.

### **Secretary**

We have the November 2024 Minutes to be approved

Tom moved to approve the November 2024 Minutes and Karl seconded. The Minutes were approved by all POA Board members present.

### **Action:**

November 2024 Minutes were approved.

### **Financial**

Discussed monies in the account and monies necessary to maintain the basic POA yearly expenses.

## **Maintenance**

Debbie stated the Irene property survey is complete. She discussed the costs of posts to mark the property lines. Debbie discussed the access driveway and enlarging it to 12 feet wide.

Speeding on Amanda was discussed. Kim has requested a speed monitor to gather data.

## **Architectural Control Committee**

There was an application for a carport at 2545 Connie Dr. Bill has left messages for the owner, with no response.

## **Social Committee**

Patricia discussed a Rainwater Capture Workshop set for February 12<sup>th</sup>. We have requests for Clubhouse rental.

## **Budget**

Debbie proposed that we accept the 2025 Budget. Karl seconded.

### **Action**

The Budget was approved by all POA Board members present.

## **Old Business**

Bill discussed an issue with the flood light. We will switch the flood light to a camera. He will coordinate with Kim and Debbie.

Follow up on action for the owners of 1239 Amanda. Tom may give the attorney a call.

Discussed Irene property needing brush clean up and meeting with adjacent property owner.

Discussed POA dues late fee and updating the fee schedule.

Jim and Karl will get together to change passwords.

## **New Business**

### **Board Elections**

Karl Krotzer will serve as President.  
Tom Kajander will remain as Vice President  
Carol Merada will remain as Secretary  
Deboarh Howard will remain as Treasurer.

## **Open**

Bill suggested having Social activities for Senior residents to get together during the day. There was discussion on how to get notice to residents as not as many Seniors may use email, maybe just put in mailboxes. We need to get the Social Committee to consider this.

**Meeting Adjourned: 7:45 PM**

## February 11, 2025 Board Meeting Minutes

2025 Board Members		Present	Absent
President	Karl Krotzer	X	
Vice President	Tom Kajander	X	
Secretary	Carol Merada	X	
Treasurer	Deborah Howard	X	
Member at Large	Kathy Simmons	X	
Member at Large	Stephen Jones		X
Member at Large	Cyndi DeWitt	X	
Member at Large	Kim Thompson	X	
Member at Large	Jim Ruffing	X	

**Establishment of Quorum** – Yes

**Call to Order** - 7:06 PM

### **Attendance**

Mike Merada, Art Simms, Beverly Simms, Patricia Markuson, and Russell Freres

### **President**

Karl welcomed all attendees.

We have had a good response in payment of annual dues. We will continue our efforts on Deed Enforcement and the Irene property maintenance/upgrades.

### **Secretary**

The January 2025 Minutes need to be approved

Debbie moved to approve the January 2025 Minutes and Karl seconded. The Minutes were approved by all POA Board members present.

### **Action:**

January 2025 Minutes were approved.

### **Financial**

Discussed monies in the account and recent expenses.

## **Maintenance**

The six posts to mark the property lines on the Irene property are installed. Debbie discussed signs on the posts. Electrical issues were discussed.

Kim discussed pool repairs and overcharges, creating a credit to our account.

## **Architectural Control Committee**

The property owner of 540 Irene delivered paperwork and payment for an addition to the home. Carol will begin keeping a log of ACC reviews.

## **Social Committee**

Beverly submitted documents to register for National Night Out. We will need to get invitations out to possible speakers.

## **Old Business**

Karl will check with Bill about the status of the cameras. Mike Merada will monitor the cameras.

Tom stated that letters were sent to the owners of 1239 Amanda.

Discussed setting up a Zoom meeting between Karl, Tom, Debbie, and Jim with Jessica regarding making the Irene property access safe and functional.

## **Action**

Karl will set up the meeting.

## **New Business**

Jim will contact Karl to update passwords.

Need to get the current meeting agendas on the website and establish a link.

Our Zoom meeting access is on a trial basis. Jim and Debbie will get it set up. As a non-profit, we will not be taxed.

## **Open**

Art discussed Kathy's displeasure with no available coffee creamer. Kathy will bring creamer for the next meeting.

**Meeting Adjourned: 7:42 PM**