

Meeting Minutes Initial Board Meeting (immediately following all member meeting) 08/17/2024

(Approved on 02/06/2025 Board Meeting. David R absent. Cindy V, present, Ladene C, yes, Steve B, yes, Theresa S, yes.)

Called to order by David Richardson

Attendees: David Richardson, Lowell Brown, Theresa Springer, Steve Baumgarte, Dana Buckley, Doug Millican, Kathi Landers.

Confirmed Steve Baumgarte is a new Board Member by vote of the HOA membership. David Richardson remains on board by vote of HOA membership.

Positions voted Yes, All in Favor 3 and no dissenting:

President – David Richardson

Lowell Brown – Secretary (remain)

Theresa Springer – Director Member at Large and continuing DRC Liaison (remain)

Steve Baumgarte – Director Member at Large

Treasurer position is still vacant, David will sub into this position as needed with support from Theresa.

DRC Committee Reaffirmed by vote of Board – All in favor – Yes 3. No dissenting votes. Dana Buckley, Doug Millican and Kathi Landers.

Lowell Brown brought a motion forward to create the DRC Guidelines and Standards Committee.

Discussion on motion to create a DRC Guideline Committee. This committee will review the CCR's and pull out all Articles and Sections that pertain to the DRC and review to expand upon if necessary to help the HOA Homeowners to better understand the requirements of the Architectural Guidelines held in the CCR's. These initial Guidelines will be reviewed at the board level per Article 10 of the Bylaws, then sent to the general membership of the HOA prior to the meeting at which they will be voted upon by the board. Since these are Guidelines under the Rules and Regulations of the Bylaws, there is no vote required by the HOA Homeowner's. The Bylaws allow for these guidelines to be written and reviewed as necessary over time.

Vote was had to create the committee and membership is as follows: All in favor – Yes. No dissenting votes. Members: Theresa Springer - Chair. Steve Baumgarte, Kathi Landers, Dana Buckly and Felicia Newman (as volunteered at the Membership Meeting).

Roads: There was a discussion about the roads and shape they are in and if we need a new Seal Coat this year or how soon and what that cost is going to be. More info is needed and will be gathered to discuss at board meeting in the coming months.

Meeting adjourned at 4.00 PM

Meeting minutes provided by Theresa Springer

