

July 8, 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 - 7:03 PM

Attendance

Mike Merada, Bill Nicholson, Pat Nicholson, Terri and Maury Sticker
Via Zoom – Sylvia Buchta, Rodney Sandoval, Dusty Cejka, Gary Freeland, Patricia and Keith Markuson

President

Karl welcomed all attendees to the July Meeting. We will discuss the agenda and have reports. The June 2025 Minutes need to be approved

Secretary

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

Action:

June 2025 Minutes were approved.

Financial

Utilities expenses are up for the summer. The monies brought in by the Voluntary Assessment and Donations exceeded expectations. We have given out 150 amenity keys. Karl noted that we are locating folks that have not paid dues.

Maintenance

Discussed the lights in the breezeway bathrooms and the electrical wiring in the breezeway. Debbie is meeting an electrician to discuss.

Discussed the trees on the Irene property.

Architectural Control Committee

Debbie gave Bill the documents for new applications. A detached garage for 1454 Laurie and new construction at 1066 Harriet.

Discussed the Tuff Shed for 211 Susie and whether it would be considered permanent.

The owners of 701 Cindy were in attendance and discussed the structure. Bill will meet with them at the property.

Discussed 1262 Janet and what was approved at the time.

Discussed creating a better process for approving ACC requests. Bill will work on revisions to the form that is used. Once a request is submitted, the ACC needs to manage. If there is an issue, then bring it to the Board.

Social Committee

The pool is getting a lot of good use. Kim will check on arranging a bingo night.

Old Business

Speed Study

Kim discussed the speed study results. Most folks were not speeding, thus it was not recommended to lower the speed limit. We may ask for Sheriffs to perform speed radar checks. We are still in the queue to get a speed sign monitor. There was discussion on the pros and cons of speed bumps.

Irene property

Jim has been attempting to get estimates on the cost of pavers. Dusty had not been made aware of the idea of pavers. Karl asked Dusty to consider the pavers. Once we get a detailed quote, we will relay it to Dusty and Jessica.

We do need what is best, at a reasonably cost, and amenable to all parties.

Amanda property maintaining Livestock

The POA attorney has or will send an official letter as a courtesy to Sandra Bourgeois. If there is non-compliance, a second letter will be sent by the attorney.

Clubhouse Carpet

Debbie will get estimates for new carpeting in the clubhouse.

New Business

We will work on written responsibilities for the Board members.

Open Discussion

Kim asked Cyndi about organizing a Bingo night.

Meeting Adjourned: 8:21 PM