

**January Board Meeting Minutes
January 12, 2023 7PM**

2023 Board Members		Present	Absent
President	Matt Pfeil	P	
Vice President	Karl Krotzer	P	
Secretary	Deborah Howard	P	
Treasurer	Sherrel Romano	P	
Member at Large	Carlton Albright	P	
Member at Large	Stan Grisby	P	
Member at Large	Jessica Cejka	P	
Member at Large	Bea Stong	P	
Member at Large	Cyndi DeWitt	P	

Establishment of Quorum – Yes

Call to Order – 7:05 PM

Attendance: Gary Freeman, Jeff and Tracy Hastings, Mark and Betty Hocher, Kathy Krotz, Patricia Markuson, Mitzi Roberts, Ron Roberts, Kelli Rostvold, Rodney, Ruth, Trish, Debbie Stafford, Matt and Jesse.

Orders of Business:

President

The Board POA appointments for 2023 are as presented above. The changes are the addition of three additional Board members: Karl Krotzer, Bea Stong, and Cyndi DeWitt. We are thrilled to now have nine POA Board members. Jessica will move to at-Large and Karl will be Vice President.

Action: Each Director and Board Member were approved unanimously by all present Board Members.

The following are the final ballot results from the annual meeting

Yes No

Ballot 1 – Above Board Member Appointments

Passed

Ballot 2 - Fee Schedule Approval 65 16

Passed

Ballot 3 – Clubhouse Flooring 62 20

Passed

Ballot 4 – Revise By-Laas to allow spending level to \$15,000 56 27

Passed

Ballot 5 – Revise By-Laws to allow ability to increase fees 40 42

DID NOT PASS

Ballot 6 – 2023 Budget Approval 71 12

Passed

Secretary

The December 2022 Minutes were reviewed via email and approved. Minutes are posted on our website.

Action: December 2022 Minutes were approved.

Treasurer

We ended the year well with a total of \$84,683 of income and total of \$58,860 in expenses. There have been recent expenditures which will be reviewed under maintenance. Budget details are on the website.

ACC

1. Unit 1, Lot 75, 2078 Colleen Drive. Approved for pool. Does not encroach any setbacks per plan.
2. Unit 3, Lot 427R, 1821 Patty Drive. Approved revised position of shed. Does not encroach any setbacks per plan.
3. Unit 5, Lot 724, 182 Nancy Drive. Approved for shed. Does not encroach any setbacks per plan.
4. Unit 3, Lot 403, 593 Cindy Drive. Approved for deck. Does not encroach any setbacks per plan.
5. Unit 1, Lot 103R, 1704 Colleen Drive. Pending revised site plan.
6. Unit 1, Lot 16, 2862 Colleen Drive. Replacement of fire damages to deck. ACC approval and permit fee not required.

2023 Permit fees remitted to date: 4 x \$100 = \$400.

Communications Website

A new TV has been purchased and internet by GVTC installed.

Social Committee

Cyndi Dewitt has agreed to chair and game Night has resumed on the blank day of each month. Please come join the fun and get to know your neighbors. Volunteers are encouraged to contact the POA.

Maintenance

Pipes burst during the cold freeze which damaged the bathrooms. A plumber was retained and the repairs made. At the same time some plumbing deficiencies were noted that were also addressed. The building had been winterized but experienced damage as not all the water was drained.

Action: Motion to approve \$1,200 expenditure to repair plumbing issues.

We need to install a water main cut-off for our building. We use the water company main and this needs to be done.

The Pickle Ball Court has been completed. It is on the existing tennis court which now can be used for both tennis and pickle ball.

The roof has been addressed. It has been approved for replacement. Kelli Rostvold, one of our residents assisted with getting the insurance company to pay and it will soon be completed. This is such great financial news! Gutters will also be repaired.

It was reminded that no work should proceed without prior POA Board approval. If this occurs there will be no reimbursement.

Electrical Circuits were replaced in the breaker box.

The pool will need some maintenance which will be discussed at the next meeting.

Old Business

Legal – The trial will proceed this month, and both parties have agreed to release the POA from the lawsuit. We are just waiting for formal notice. This long-standing legal issue will finally be closed. A motion was made to approve the ability to contact our lawyer after meeting to review any legal positions or gain advice as recommended by legal counsel.

Action: It was approved to have lawyer contact after every POA meeting as the President deems needed.

By-Laws – A committee has been set up to review the draft by-laws provided by our attorney. The existing by-laws were out of date and in areas laws have changed that conflicted with portions of the current by-laws from 2009.

Meeting Adjourned at 9:24 PM

March Board Meeting Minutes March 12, 2023 7PM

2023 Board Members		Present	Absent
President	Matt Pfeil	P	
Vice President	Karl Krotzer	P	
Secretary	Deborah Howard	P	
Treasurer	Sherrel Romano	P	
Member at Large	Carlton Albright	P	
Member at Large	Stan Grisby	P	
Member at Large	Jessica Cejka		A
Member at Large	Bea Stong	P	
Member at Large	Cyndi DeWitt	P	

Establishment of Quorum – Yes Call to Order – 7:05 PM

Attendance: Kevin Bishop, Sandra Bourgeois, Sylvia Buchta, Mark and Betty Hocher, Kelli Rothfeld, Debbie Stafford, Ron and Mitzi Roberts

Orders of Business:

President

There is a new roof on the clubhouse thanks to Kelli Rothfeld. We will need to communicate with the adjuster to determine contract obligations. Kelli’s work to get a brand-new roof paid by insurance is remarkable.

Secretary

The January 2023 Minutes were reviewed via email and approved. Minutes are posted on our website. The February 2023 meeting was cancelled.

The March 2023 Minutes have been distributed for member review.

Action: January 2023 Minutes were approved.

Treasurer

Our budget is in good and we have funds to address priorities. Details current balances and activity are available on the website. We are starting to collect amenity fees and this will increase as we distribute keys.

ACC

Lot 120, Unit 1, at 2585 Colleen approved for time extension.

Lot 72, Unit 1 at 2114 Colleen approved for time extension. Member requested "inspection" for compliance of height restriction. Submitted satisfactory height survey.

Revised ACC Request Form now on website. Unenforceable issues not stated in CCRs were removed. Revisions were very minor and were primarily in formatting. Space was made for ACC approval stamp and signatures, and line for Permit Fee to be marked paid.

2023 Permit Fees remitted to date: 5 x \$100 = \$500.

Communications Website

No report

Social Committee

Game night is being held the last Tuesday of the month. Come and bring your games and refreshments.

A small budget is requested and will be developed.

Action: \$100 is approved for the Social Committee by all present POA Board members to start.

Maintenance

Plumbing issues have been repaired.

The flooring replacement in the clubhouse and basketball court finishing are the next priorities.

A new lock has been installed on the clubhouse door.

Old Business

Legal – We have finally received formal notice release from the lawsuit and it is hoped this will reduce insurance costs.

By-Laws – The first meeting of the By-Law review committee has been completed. Each revision is being reviewed and questions/concerns noted for action. Matt is chairing and Carl Albright, Sandra Bourgeois, Deborah Howard, Kevin Bishop, Karl Krotzer, JB Williamson, Ron and Mitzi Roberts

New Business

Pool Committee – The committee will be chaired by Sherrell and include volunteers. Their responsibility will be to oversee the daily operation of the pool to assure it is open, operational and safe. The projected budget is up to \$1,000 monthly for cleaning, and servicing of equipment.

The Crosbys will again be opening and closing the pool daily at \$5 a trip and an amenity key. Their help is very much appreciated.

Keys – They are being ordered for the pool and gate access. Locks will be changed shortly and key distribution dates posted on the website.

The pool cover will be removed shortly, equipment checked to be ready for opening May 6, 2023.

Exercise Class – An additional low impact exercise has been added.

Cleaning - We have a very good cleaning employee and a raise is being considered.

Executive Action

This was a discussion of a contract issue. Additional information will be requested via our attorney.

Meeting Adjourned 7:55 PM

May Board Meeting Minutes May 11, 2023 7PM

2023 Board Members		Present	Absent
President	Matt Pfeil	P	
Vice President	Karl Krotzer	P	
Secretary	Deborah Howard	P	
Treasurer	Sherrel Romano	P	
Member at Large	Carlton Albright	P	
Member at Large	Stan Grisby	P	
Member at Large	Jessica Cejka		A
Member at Large	Bea Stong	P	
Member at Large	Cyndi DeWitt	P	

Establishment of Quorum – Yes

Call to Order – 7:05 PM

Attendance

Sandra Bourgeois, Sylvia Buchta, Andrew Thacher/Ryan.LLC, Livengood, Austin Winter

President

The POA is in a good situation with projects to look forward to this year.

Treasurer

The financial report is posted on the website. There are 188 members whom have not paid the base mandatory \$24 assessment. The collection of assessment and fees is \$11,000 behind last year. Bills will be sent out the end of May to remind our members to at least pay the mandatory fee.

Maintenance

The next large projects are the resurfacing and improvement of our courts at Irene and new floor covering for the clubhouse.

Brush and branches are needing attention along with the access walkway.

Vetter has been contacted to do their summer check of the AC system.

Gutters need follow up.

Architectural Control Committee

1. Lot 120, Unit 1, at 2585 Colleen- Pending receipt of requested height survey.
2. Lot 292R, Unit 3, at 1832 Patty- Approved revised/new site plan showing proposed construction relocated so as not to encroach on setbacks.
3. Lot 412, Unit 3, at 701 Cindy. Approved for carport. Does not encroach any setbacks.
4. Lot 876, Unit 5, at 1530 Laurie. Approved for single family residence. Does not encroach any setbacks.

Pool Committee

Volunteers are needed. The pool takes a lot of oversight and maintenance.

A new chemical feed has to be purchased at a cost of \$3,300.

Social Committee

It is requested to purchase two card tables for game night. The Social Committee has \$100 monthly as needed to promote community events.

The ice cream social went well and keys were again distributed.

A banner has been purchased to place on entrance sign to announce game night.

Other Business

The final reviews have been completed on the revised by-laws. Matt the motion to approve the new by-laws for Village West Property Owners Association

Action: The new by-laws were approved by all present board members.

Records Retention

The POA is required to have a records retention policy. This is being drafted. A new file cabinet will be ordered and records organized.

Deed Violations

A general discussion was held in terms of addressing reported and obvious issues with businesses being conducted in residences, construction without permission, and other nuisances reported to the POA. This will be researched and discussed further.

POA Membership

A question was raised regarding service on the POA Board if the individual is not on the property deed. This will be verified.

Meeting adjourned 8:27 PM

**June 2023 Board Meeting Minutes
June 11, 2023 7PM**

2023 Board Members		Present	Absent
President	Matt Pfeil	P	
Vice President	Karl Krotzer	P	
Secretary	Deborah Howard	P	
Treasurer	Sherrel Romano	P	
Member at Large	Carlton Albright	P	
Member at Large	Stan Grisby	P	
Member at Large	Jessica Cejka		A
Member at Large	Bea Stong	P	
Member at Large	Cyndi DeWitt		A

Establishment of Quorum – Yes

Call to Order – 7:05 PM

Attendance

Sandra Bourgeois, Russell Freres, Gary Freeland, Ron and Mitzie Roberts, Melissa Thacker, Angela Wilke, Kathy Simmons

President

Matt reported that there was one additional change to the by-laws which will be addressed after the regular agenda. A closed session on deed restrictions will follow at the end of the regular meeting. Matt reminded the audience that the meeting is to conduct the POA member business and as always comments and questions are welcome in the open session.

Secretary

The May 2023 minutes need additional edits and the revised minutes will be distributed over email.

Treasurer

The financial report is posted on the website. Collection of amenity fee continues and approximately 75% of the annual budget has been collected. Transfer/Resale fees have dropped \$5,000 so far from the previous year. This is an area which is totally dependent on real estate sales and annual collections is an estimate only.

Maintenance

Plumbing - Deborah reported that the shower heads need to be replaced and there has been continual complaints about the taste and smell of the water. Jones Plumbing was contacted and the following was the recommendation. The existing water heater is 23 years old. The average lifespan is twelve years. In our area high mineral content in the water causes accumulation and corrosion. The faucets and shower heads will fail often and mineral accumulation will negatively affect appliances and especially water heaters. An issue was also noted that the hot water heater drain should not be within a shower it should be replumbed to route outside. The estimate is \$2,000 for replacement of water heater, shower heads and reroute drain. This is the plumber retained to address emergency repairs last winter. She recommended that we proceed and has already tentatively scheduled.

Air Conditioning – Vetter Air performed the summer maintenance of the AC system. They installed and we have a warranty. The unit is operational but it was recommended that a capacitor and contactor are weak and should be replaced. An estimate was \$350.00. She recommended that we replace these components.

Discussion followed and Carlton to follow up with Vetter and Jones Plumbing and to get additional estimates on plumbing and water heater. Carlton also committed to replace shower heads. Sherrell to review budget for above expenditures.

Estimates for Flooring, Gutters and Irene Park Court improvements – Carlton is to retain estimates for these projects.

Architectural Control Committee

1. Lot 120, Unit 1, at 2585 Colleen- Pending receipt of requested height survey.
2. Lot 292R, Unit 3, at 1832 Patty- Approved revised/new site plan showing proposed construction relocated so as not to encroach on setbacks.
3. Lot 412, Unit 3, at 701 Cindy. Approved for carport. Does not encroach any setbacks.
4. Lot 876, Unit 5, at 1530 Laurie. Approved for single family residence. Does not encroach any setbacks.

Pool Committee

Volunteers are needed. The pool takes a lot of oversight and maintenance. Keys continue to be distributed and a total of 184 have been issued. Times are being continually being set up for keys. We need to look at the process to see if improvements can be made next year.

Social Committee

A banner announcing game night – The Last Tuesday of the Month – 6:30PM- is placed on our entrance sign. The new card tables are great and people are coming and seem to enjoy this.

Other Business

By-laws – When reviewing the new by-laws our lawyer noted that Common Area was not defined in the bylaws draft. It has now been added in Article I Section 10 Common Area. “Common Area” means all real property owned in fee or held in easement, lease, or license by the Association and any improvements thereon, including real property in which it otherwise holds possessory or use rights, for the common use and/or enjoyment of the Owners.

Action: Matt made motion to add this section to our by-laws and all Board members present approved.

Architectural Control Committee Records Retention: Since state law does not define records retention for ACC records, we need to approve a retention schedule.

Action – Howard motioned that ACC records be retained for five (5) years at the close of each review. All Board members present approved.

POA Membership - Jessica has resigned as of this meeting. Her name is not on the home deed she and her husband own in Village West and she does not wish to pursue.

Meeting Adjourned at 8:22 PM

July 2023 Board Meeting Minutes
July 13, 2023 7PM

2023 Board Members		Present	Absent
President	Matt Pfeil	P	
Vice President	Karl Krotzer	P	
Secretary	Deborah Howard	P	
Treasurer	Sherrel Romano	P	
Member at Large	Carlton Albright	P	
Member at Large	Stan Grisby		A
Member at Large	Bea Stong	P	
Member at Large	Cyndi DeWitt	P	

Establishment of Quorum – Yes

Call to Order – 7:07 PM

Attendance

Sandra Bourgeois, Jessica Cejka, Danny Crosby, Gary Freeland, Patricia Markuson, Angela Wilke

President

The closed session following the meeting last month was to discuss potential deed restriction violations and recourse available to address the three issues now under review. Bea Stong will chair a sub-committee of POA Directors to consider and recommend actions for each of the current concerns.

Letters sent certified to two of the owners were refused and never picked up and signed for. Follow up Deed Restriction sub-committee will be set up.

There will be several POA Director positions available next year. Matt will step down as president and POA Member. Jessica Cejka has already resigned, and Sherrell will step down as Treasurer and POA Board member. The Treasurer position is very time consuming and Sherrell has and continues to do a great job. The earlier new POA Board members can be identified, the better as there is transition training that will need to occur.

Secretary

The June 2023 Minutes were distributed and approved by all POA Board members.

Action: June 2023 Minutes were approved.

Treasurer

There was no report this month. Previous monthly reports are available on our website.

Maintenance

The water heater needs to be replaced, shower heads replaced and exhaust pipe moved from a shower to exterior location. Jones Plumbing provided a cost estimate of \$1,650 for the work. Cowboy Plumbing provided an estimate of \$2,750 for the same work. Both companies advised against a “waterless” heater as a softening system is also recommended and failures are experienced often. Deborah strongly recommended that we proceed as the current system is 23 years old with a 12-year life span. Complaints have been received on the water quality and this will improve. Further Deborah recommended that we retain Jones Plumbing for this job and any future plumbing issues. It was reminded that Jones did emergency repairs last winter and having a competent, reliable and company familiar with our needs is the recommended approach.

Deborah to check on gutters, and follow up with additional estimates for flooring and Irene court improvements once it is determined what funding will be available. Carlton got an estimate for both vinyl planks or carpet. The cost is going to be around \$10,000.

Architectural Control Committee There

were no ACC reviews.

Pool Committee

There was discussion on how to address situations when individuals may be rude to others or not follow rules such as “no alcohol”. More signage, pool monitor and additional security are options that have been discussed over the years. There will always be situations that may arise, and we do encourage any concerns be reported to the POA.

There have been some complaints about water quality and the option to adding cleaning days discussed but the cost is high, and complaints low.

A pest control company will be contacted to address ants by the pool.

The need to do something better with security was discussed. The process to distribute individual keys for access is extremely time consuming.

The gate to the pool will be set open during the aerobatics class and closed afterwards. There have been some issues with the gate spring.

Social Committee

Game night is suspended until October. Attendance has dropped and many travel the summer months.

Deborah to provide a recommendation for a welcome letter/packet.

Other Business

POA Membership

A question was raised about the number of POA Board members. The by-laws specify an odd number and with Jessica's resignation there is now eight.

Action: Matt to verify with Attorney.

Meeting adjourned 8:25 PM

August 2023 Board Meeting Minutes
August 10, 2023 7PM

2023 Board Members		Present	Absent
President	Matt Pfeil		A
Vice President	Karl Krotzer	P	
Secretary	Deborah Howard	P	
Treasurer	Sherrel Romano	P	
Member at Large	Carlton Albright	P	
Member at Large	Stan Grisby	P	
Member at Large	Bea Stong	P	
Member at Large	Cyndi DeWitt	P	
Member at Large	Wanda Morrow	P	

Establishment of Quorum – Yes

Call to Order – 7:09 PM

Attendance

Sandra Bourgeois, Patricia Markuson, Art and Beverly Simms, Angela Wilke

President

Karl chaired the meeting in Matts absence. The closed session at last month’s meeting continued the discussion on deed restriction violations and recourse. Bea Stong is leading the subcommittee to review the violations and has had a meeting with committee and discussions with our attorney. Only POA Directors can be involved in enforcement activities. Therefore, others interest is appreciated but only POA Directors can serve on any committees related to enforcement of deed restrictions.

Wanda Morrow is welcomed as a new board member to fill the position Jessica vacated. Several board positions will be open next year. Owners are encouraged to volunteer and attend meetings.

Secretary

The July 2023 Minutes were distributed via email and approved by all POA Board members.

Action: July 2023 Minutes were approved.

Treasurer

Our budget remains tight. As of end of July we have collected income of \$65,405 and incurred expenses of \$37,197. Income is down from last year mostly because home sale transfer has decreased. In addition, expenses continue to increase for all necessary services.

Maintenance

The replacement of the water heater was approved to proceed with Jones Plumbing at a cost of \$1,650.

Repairs to include stabilizing the main pool rail, repair of back balcony roof overhang, and repair of back corner side molding at a cost of \$400 by Pinn Construction was to proceed. Deborah will follow thru on these projects with contractors.

Any additional large projects will be placed on hold to consider enforcement financial requirements.

Action: Both above projects approved by all present board members.

Architectural Control Committee

1. Lots 197 & 198, Unit 2, 2019 Colleen-Room addition. Approval remains pending. Waiting for receipt of requested/required information.

2. Lot 357, Unit 3, 244 Cindy Drive. Approved for shed in back yard. Does not encroach any setbacks per plan.

1. NON-COMPLIANCE CONTINUES

Lot 120, Unit 1 awaiting receipt of requested height surveys and Corps permit.

ACC reached out to this member numerous times but he has yet to provide acceptable height surveys as requested in the initial CONDITIONAL APPROVAL from February 2022. ACC also requested copies of any permits he received from the Corps of Engineers, but he has yet to deliver. Deferred to POA Board of Directors.

2. Lot 619+, Unit 5, TBD Connie Drive. ACC investigated query from prospective buyer of lot listed for sale with cabin/shed and RV/carport on otherwise vacant lot- no residence. ACC highly recommended that he seek legal advice from a real estate attorney.

No record was found of approval for said construction. ACC researched and sent TPC and listing specifics to POA Board of Directors for action. Bea Stong emailed that the Board will consider reaching out to the POA attorney before contacting the prospective buyer.

Statute of Limitations explained. Need to keep ACC records more than 5 years.

2023 Permit Fees remitted to date: 11 x \$100 = \$1100.

Pool Committee

Additional weekly cleaning of the pool was considered but at this late in the season, the twice weekly will continue and has been sufficient. The pool has been used often throughout the

summer and will remain open until after National Night Out, October 3. Emergency repairs of a pump and stabilizer was completed for about \$1,000.

Social Committee

Game night will begin on the September 27, the last Tuesday of the month.

Cyndi is leading the committee and volunteers for National Night Out, on October 3rd from 5:30 – 7:30PM. Door prizes will be added this year via donations. Carlton donated \$250 immediately and much appreciated.

Other Business

Deed Violations

The two recent apparent and longer-term deed violation situations with businesses on their property were discussed. Matt and Bea have had discussions with our attorney to verify the process and it is recommended that we proceed. The first action is to send a final notice by certified mail and regular mail. The owner then has a fifteen-day cure period before steps are taken with the court. If the POA was to lose a case it could cost up to \$5,000 and will cost in legal fees regardless as actions may move forward.

We have an obligation to enforce our deed restrictions and all board members approved moving forward on the final letters for the two properties above. A third deed violation related to height is still under review.

Action: All board members present approved moving forward on sending the deed violation notices.

Survey

Bea is leading the effort to have an owner's survey to send out and hopefully collect and have available at National Night Out. It will include the recommendation that we direct funds to pursue deed violations as a higher priority.

Meeting Frequency

Discussion about the number, quality, and content of our monthly meetings. Owners are encouraged to attend in person or via the zoom link. Bea made a recommendation to go to quarterly meetings. Maybe less meetings would encourage more involvement by members. After more discussion, the monthly meeting schedule discussion tabled for now.

Meeting Adjourned: 8:20PM

**September 2023 Board Meeting Minutes
September 14, 2023 7PM**

2023 Board Members		Present	Absent
President	Matt Pfeil	P	
Vice President	Karl Krotzer	P	
Secretary	Deborah Howard	P	
Treasurer	Sherrel Romano	P	
Member at Large	Carlton Albright	P	
Member at Large	Stan Grisby		A
Member at Large	Bea Stong	P	
Member at Large	Cyndi DeWitt	P	
Member at Large	Wanda Morrow	P	

Establishment of Quorum – Yes

Call to Order – 7:10 PM

Attendance

Sandra Bourgeois, Diane Enms, Patricia Markuson, Art and Beverly Simms, Urike Schultz, Henry Steinhagen, Paul Wilson

President

The Annual Meeting date will be December 8 at 7PM. Nominations for Board positions are sought. Matt will transition out of the President’s position.

Secretary

The August 2023 Minutes were approved by all POA Board members with edits.

Action: August 2023 Minutes were approved.

Treasurer

Presently we have collected \$67,561 and this is \$10,000 down from last year mainly because of less resale proceeds. A total of 118 members still have not paid the annual mandatory fee.

Maintenance

The replacement of the water heater is complete. A new electrical box was added to connect in the storage room. The existing line was frayed and not secured. An additional cost of \$215 is added to the \$1,650 for the water heater.

Repairs are complete to stabilize the main pool rail, repair of back balcony roof overhang, and repair of back corner side molding at a cost of \$400 by Pinn Construction. The cost was provided and approved by email.

Any additional large projects such as the flooring and courts will be placed on hold to consider enforcement financial requirements and annual meeting and survey input.

Action: All Board Members agree that deed restriction compliance is imperative and we need to follow thru with enforcements actions.

Architectural Control Committee

A potential deed violation of a multi-duplex rental will be investigated.

Sandra has nominated Ron Roberts as a new member of the Architectural Committee to join her and Gary Freeland. The amount of activity has increased and he is a willing participant.

Action: All Board Members present approved a new ACC member.

Pool Committee

Key distribution has slowed down significantly. The pool will remain open thru NNO and longer dependent on weather.

A stabilizer at a cost of around \$600 will be considered for next year.

Social Committee

The preparations for National Night Out are on-going.

Bingo will begin the last Tuesday of the month. Several people have requested bingo as a game.

Other Business

Speakers

Bea and Cyndi have been working to set up speakers with the Army Corp of Engineers, WORD and other governmental and community entities. Specific dates and times will be sent out in separate email to our residents.

Deed Violations

Letters have and are being sent to owners with potential deed violations to include running businesses, multi-unit rentals, and height restrictions.

The son of one resident at 1262 Amanda has asked for an extension until the end of the month. This property needs to be cleaned and outside business ceased. The extension is due to a health problem.

Action: An extension until the end of the month was approved.

Meeting Adjourned: 8:40PM

Closed Session held to discuss deed restriction violations and specific actions.

October 11, 2023 Board Meeting Minutes
Oct 11, 2023 7PM

2023 Board Members		Present	Absent
President	Matt Pfeil	P	
Vice President	Karl Krotzer	P	
Secretary	Deborah Howard	P	
Treasurer	Sherrel Romano	P	
Member at Large	Carlton Albright	P	
Member at Large	Bea Stong	A	
Member at Large	Stan Grisby	P	
Member at Large	Cyndi DeWitt	P	
Member at Large	Wanda Morrow	P	

Establishment of Quorum – Yes

Call to Order – 7:11 PM

Attendance

Sandra Bourgeois, Gary Freeland, Kirsten Herrera, Jimmy Herrera, Mitzi and Ron Roberts

President

The Annual Meeting date will be December 8 at 7PM. Nominations for Board positions are sought. Matt will transition out of the President’s position. There are at least four open board positions available.

The ballot for open positions needs to be mailed out 30 days prior to the annual meeting. Please encourage owners to volunteer. Actual board positions are assigned once all board members are appointed for the new terms.

Secretary

The September 14, 2023 Minutes were approved by all POA Board members with edits.

Action: September 2023 Minutes were approved.

Treasurer

There was no report and the budget will be updated and a new budget projection prepared for next year.

Maintenance

We still have several large projects desired for completion. Decisions will be made once a new budget is prepared to also consider deed restriction legal costs.

Architectural Control Committee

There were no new requests this month.

Pool Committee

The pool is now closed for the season and it was a very good year with a lot of useage. It will need to be covered over in the next month or so.

Social Committee

National Night Out was a big success. Attendance was high, many local fire and police attended and all seemed to enjoy the food and community spirit. Thank you so much to all of you that helped and attended. We look forward to next year.

Game night continues and outside speakers have been scheduled with the Corp of Engineers, WORD and a tree arborist.

Other Business

General discussion was held about potential neighbor conflicts. A closed session will follow the meeting to review several situations, feedback and follow up actions.

Meeting Adjourned: 8:11 PM

Closed Session held to discuss deed restriction violations and specific actions.

November 2023 Board Meeting Minutes
Nov 9, 2023 7PM

2023 Board Members		Present	Absent
President	Matt Pfeil	A	
Vice President	Karl Krotzer	P	
Secretary	Deborah Howard	P	
Treasurer	Sherrel Romano	P	
Member at Large	Carlton Albright	P	
Member at Large	Bea Stong	A	
Member at Large	Stan Grisby	A	
Member at Large	Cyndi DeWitt	P	
Member at Large	Wanda Morrow	P	

Establishment of Quorum – Yes

Call to Order – 7:09 PM

Attendance

Keith and Patricia Markuson, Kelli

President

The Annual Meeting date will be December 8 at 7PM. Agenda and ballots have been mailed out. The big budget request is to increase the amenity fee to \$145.00.

Board Directors will appointed for the new terms at the January 2024 meeting once all nominations are confirmed.

Secretary

The September 2023 Minutes were approved by all POA Board members with edits.

Action: September 2023 Minutes were approved.

Treasurer

The next year annual budget is approved by the Board and was reviewed. There remains 106 members remiss in paying the mandatory fee. This is 20% of our owners.

Maintenance

We still have several large projects desired for completion. Decisions will be made once a new budget is prepared to also consider deed restriction legal costs. A total of somewhat over \$10,000 for major projects remains.

In order to address needed maintenance issues and repairs a motion was made to allow the maintenance committee, Deborah and Carlton, to expend up to \$1,500 annually with follow up notice.

Action: The Maintenance Committee is authorized to expend up to \$1,500 on maintenance/repairs as needed with follow up notice to Board. A new file cabinet will also be purchased similar to the other one. This was approved by all Board members present.

Architectural Control Committee

1. Unit 1, Lot 121, 1345 Janet. Relocation and maintenance of deck approved. Does not encroach any setbacks.
2. Unit 1, Lot 119, 2988 Colleen. No ACC approval or permit fee required for proposed maintenance, flat concrete work and landscaping.
3. Reported new shed construction without ACC approval. Referring to Board of Directors to follow up.

Pool Committee

The pool requires constant maintenance and upkeep. It has been covered for the winter. There will be the key changes and distribution, daily water checks, cleaning, and pool company oversight. A pool committee is needed.

Social Committee

There was a total of 83 residents at National Night Out. It was a great neighborhood event. The guest speakers from WORD and the Corp of Engineers had an attendance of 25 people in person and 15 on zoom. The Texas A&M arborist speaker attracted 22 people. Both were great events.

Game night continues on the last Tuesday of the month at 6:30 PM.

Other Business

2024 Projected Operating Budget

The annual operating budget for the 2024 year was reviewed in detail. The details will be available on the website.

Action: The 2024 Annual Budget was approved by all Board Members present.

Meeting Adjourned: 8:40 PM