

HON HOA Board Meeting Minutes for May 01, 2025

(Approved by Board Members, Theresa Springer, Bruce Blank, John Metschan and Ladene Culp at the 05/29/2025 Board Meeting.)

Meeting Called to order by Theresa Springer, President: 3:03pm.

Attendance:

Theresa Springer, President

Ladene Culp, Secretary

Bruce Blank, Director

John Metschan, Director

No other members joined, David Richardson, Treasurer, excused. Jeremy James, HOA Attorney, arrived for the Executive Session portion of the meeting.

Quorum Achieved

Motion to approve minutes from April 25, 2025 Board Meeting as read, made and seconded:

All Directors attending in Favor. David Richardson approved absent.

New Business:

Ladene:

Ladene asked the Board for permission to reformat the Rules and Regulations document. Her biggest concerns were read and use-ability. Discussion involved the fact that the current rules are not all formatted the same, some with CC&Rs included, some only referencing CC&Rs by number. It was decided that since the CC&Rs are available online, the rules would include only the number and title as reference. Ladene is going to rework the document and submit it for approval. At that time, she will submit for approval the new rules to be included in the new document.

Also brought up was the question of the existence of a time limit on the rules sent out to the community before there was a vote by the Board of Directors. The Bylaw does not include this clause.

Motion to set the time rules must be out to the community for comment to ten calendar days, made and seconded.

Directors in Attendance. All in Favor.

For the Record:

Also brought up was discussion about Steve Davis's role in the ditch maintenance. Steve works with and for the Board of Directors. He was involved in planning with former Board Members

on ditch care and given permission to build check dams in the ditches, as well as to continue to monitor said ditches for problem areas he would then bring to the Board of Directors. His expertise is invaluable, and Steve is a volunteer of his own choice, the same as the Board Members. The Board checks in with Steve regularly and is always available to help him in his endeavors.

Executive Session:

At 3:22pm the Board Meeting was called into Executive Session by President Theresa Springer. The HON HOA Attorney, Jeremy James, joined.

At 4:20pm the Board left the Executive Session.

Post Executive Session:

Motion to add CC&R 8.1 to the Fine Schedule as a Class A fine, made and seconded:

Directors in Attendance. All in Favor.

At this time the Board determined to move forward to remove the rock from the ditch in front of Lot 10, hiring OFG to do the work and two Board Members to be present, as per the notification already sent to Lot 10. The rock will be placed in the Common Area by the sandbags and kept for retrieval by Lot 10. Bruce will contact OFG to see if they are willing to do the work.

Discussed was the process for Violations in the current Rules and Regulations documentation and how letters will be sent to Lot 10 and Lot 22 for fees and fines. Ladene is to work on a Violation letter template that will be used by the Board for any work in this area.

The process 'fee' for non-payment of Annual Assessments was discussed. Interest to be charged per annum. The fee portion is in the current Rules and Regulations doubling each 30 days, per the Fine Schedule. This was thought to possibly be excessive and it was determined that this area of the Fee Schedule and Rules should be revisited for possible change. Ladene agreed to add it to the changes for the reworked Rules and Regulations document for vote at a later date.

Next meeting: TBD

Meeting closed at 4:39pm by Theresa, President

Minutes provided by Ladene Culp, HON HOA Board Secretary.

