

August 12, 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 - 7:21 PM

Attendance

Mike Merada, Bill Nicholson, Pat Nicholson, Wanda Morrow, Ramona Falls, and Georgiana Chenault

Via Zoom – Sylvia Buchta and Dusty Cejka

President

Karl welcomed all attendees. The delay in the meeting was an issue with Zoom. We will discuss the agenda, NNO, and Dumpster Days.

The July 2025 Minutes need to be approved

Secretary

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

Action:

July 2025 Minutes were approved.

Financial

Monies brought in by the Amenities and Voluntary Assessments are up from last year. The property owners that owe past dues are lower. Discussed balances in both accounts.

Jim paid to renew the Zoom account toward the end of the meeting as the session was going to time out.

New Business

We plan to have Dumpster Days the weekend after National Night Out. There was discussion on how it will be held, limitations on what folks can bring, and fees charged.

Maintenance

Discussed a leak in the hot water heater.

As agreed in July's meeting, Debbie received estimates to replace the carpet and flooring in the clubhouse. She will get updated estimates, send to the Board, and we can discuss and decide on the Contractor via email before the next meeting

Debbie discussed staining the front staircase and a new bulletin board in the breezeway. With Tom's provision to replace 1 more board, if necessary; Karl moved to approve the payment to stain the staircase. Carol seconded the motion.

Action:

The staircase will be stained by Weaver's Painting and the Bulletin Board replaced.

Discussed replacing the landscape timbers that are failing at the front and left side of the clubhouse. Debbie had 2 estimates. Tom moved to approve the payment to replace the landscape timbers with stone. Debbie seconded the Motion.

Action:

The landscape timbers will be replaced by Pedro Sarmiento.

Architectural Control Committee

Discussed the carport at 1262 Janet.

Bill with ACC met the 701 Cindy Drive property owners on site and determined that the carport met all POA requirements including that it is set back more than 15'.

Bill provided Tom with the revisions to the ACC request form.

Social Committee

The pool is looking good. There were some complaints about leaves. Kim, Wanda, and Kathy will work on arranging a bingo night.

Old Business

Board members can review the draft board duties drafts, talk about their own section, and discuss next month.

Irene property

It was discussed to hold off on any railing for the Irene property until the base is decided and all work is done at approximately the same time.

Jim has met with several contractors to get estimates on the cost of pavers. It was recommended to do stairs. Pavers are not recommended for the decline. He had a rough estimate to use 3' X 2' limestone stones for the stairs with crushed limestone for the remainder of the easement. It included removing the 2 large Spanish oaks that are in the easement and a railing. Jim hopes to have the formal estimate by Friday. Jim stressed that it needs to be as natural as possible.

Once we have the estimate, we need to set up a meeting with Dusty and Jessica.

Amanda property maintaining Livestock

The POA attorney mailed the 209 courtesy letter on August 11, 2025. If there is non-compliance, a second letter will be sent by the attorney.

Open Discussion

Ramona Falls asked about getting an approval for a Well for Water. Bill gave her the new Approval Agreement and discussed how to get it to the ACC.

Meeting Adjourned: 8:14 PM