

# HOMEOWNERS ASSOCIATION



## Agenda

### Board of Directors Meeting

August 13, 2025

Google Meet

### Next Board Meeting -

**Annual Board Meeting @ TownHall September 20th, 2025**

**1. Call to Order 6:35 pm**

a. Julie R, Ken, Mario, Steve, Jeff G, Tony G.

**2. Guest Comments**

a. Zack Wallace comment:

i. Dog complaint. We will send a letter to 2 separate owners

**3. Approval of Previous Board Meeting Minutes**

a. Steve Motioned to approved. Jeff Gardner seconds. They are approved

**4. Urgent Business**

a. RV Sites Discussion

i. Proposal 1: No reservations on Holiday weekends. Keep Reservations open on other days. July 4, Memorial Day, and Labor Day. Close full week around 3 day weekends. Close for 2 weeks surrounding 4th of July.

1. Upgrades for Septic System could be costly and not a ton of room for the leach field.

2. If no camp host we close down completely.

3. If we do have a camp host we leave it open outside of the holidays above

4. Current Cost of all the summer repairs is around \$3000

5. Get PortaPotties for busy weekends/times

b. Guest system possibly needs to be considered. Going to consider and continue discussing in September.

c. Office manager search has begun. Mario and Lorene are looking into applicants

**5. President's Report**

a. Letters has been signed to Ebbots Pass to allow for board members to get Gas, Propane, and specific maintenance items

b. We have a board member that has membership a hamm radio group

c. New homeplate

d. Firepit has been updated

e. We have rented projector for movie nights

f. Working on firewise certificate for this year

**6. Treasurer's Report**

a. Working through numbers everything is coming out on budget

**7. Project & Maintenance Committee Report**

- a. Townhall has to be painted soon. Back wall is chipping. Going to get bids to start
- b. Need to get another load of gravel around the pickleball court to prevent wildlife
- c. Cement around weirs needs some bid to be fixed.
- d. Townhall HVAC needed. Mario to get a few bids on some split systems
- e. Carpets need to be cleaned in Townhall. Or Replace with LVT.
- f. Moving forward we need to charge for any guests for our BBQ's
- g. Bonuses were approved

**8. Hiring**

- a. Need to replace Lorene - need to create a JD and post on Nextdoor

**9. Review Planning Guide To Dos**

**10. Next Meeting**

**11. Adjourn 7:46 PM**