

**MINUTES – HOA MEMBERSHIP MEETING**  
**May 16, 2023**

20-25 MEMBERS PRESENT

**BOARD MEMBERS PRESENT:**

Wally Northam, President  
Amie Ruffin, Vice President  
Kyle Werner, Treasurer  
Matt Whitney, Secretary  
Brad Richardson, Board Member  
Bonnie Delashmit, Board Member  
Angie Halford, Board Member

**CALL TO ORDER** – Wally called the meeting to order and the board members introduced themselves.

**GUEST SPEAKER** – Bonnie introduced the guest speaker, Wally Hopper, who spoke 20 – 30 minutes about political issues in our area.

**APPROVAL OF MINUTES OF MAY HOA MEETING** – The minutes were printed for attendees to review and then approved by the board.

**TREASURER’S REPORT** – Kyle Werner – Kyle reviewed current balances in checking account and money market account:

- \$76K in CHECKING ACCOUNT
- \$20K in MONEY MARKET ACCOUNT

**PROJECT UPDATES** – An update was provided on repairs to the fencing from the storm damage. A contractor has been approved and they are still waiting for the utilities to be marked before they can begin.

**NEIGHBORHOOD WORK DAY** – Wally thanked everyone who participated in the recent neighborhood work day and assisted in general and storm cleanup. It saved us several thousands of dollars in unexpected expenditures.

**SAFETY CONCERNS** – Wally provided a Safety Committee update that speed bumps have purchased and the committee will look into areas for placement. Some concerns were voiced that theft may be an issue for them so camera options may also be explored.

**SUBCOMMITTEES** – Homeowners were encouraged to sign up and participate in the various subcommittees. Sign up sheets will be re-sent. Also, subcommittees will assist in expediting approval requests for the homeowners.

**FIRE SERVICES** – In response to recent questions and concerns, Wally informed the group that our fire service are dependent on priority and will roll to the nearest fire station with availability.

**WEBSITE IMPROVEMENTS** – Matt provided an update that we are going to look into other web

hosting providers and find the best fit for our needs and work on getting the HOA website rebuilt and more user friendly.

**OUTBUILDINGS** – A general update was given by Wally in regards to the letter that went out to the neighborhood regarding outbuildings and the requirements stated in our covenants. Some have begun working on bringing them into compliance. Non-compliance will start being looked for along with other covenant violations.

**BIG LAKE** – Wally spoke to concerns that the big lake has algae growing in it. He stated that it is not algae but rather duckweed. We have a pond management company but we also must be mindful of the use of herbicides and the overall environment of the lake.

**SOCIAL COMMITTEE** – Kathy said that food trucks are scheduled for May 31<sup>st</sup>. The Fishing Rodeo will be on June 10<sup>th</sup> for kids and reminded about the 4<sup>th</sup> of July parade. Also, the Ice Cream Social will be later in the Summer, probably August.

#### **OPEN FORUM FOR DISCUSSION:**

Most open discussion occurred during the discussion of each topic. Many suggestions were made, and points well taken throughout.

**TREE IN SILT POND:** The tree is not on HOA property but Wally will work on cleaning it up.

**DUES REDUCTION:** Members asked about the possibility of reducing dues some. That is something that can be revisited after we complete a fiscal year. We have had several storm incidents that have led to unplanned expenditures for damage repair and cleanup. Also, we will explore options for other forms of dues payments.

**SEWER POND:** Questions were asked about the sewer pond construction. Brad said that it is being enlarged and a settlement pond is being added.

**RENTALS:** Questions were asked about restricting rentals in the neighborhood. The board agreed to continue looking into possibilities of being able to restrict them.

The HOA Board members would like to thank every HOA member who attended this meeting. This was a positive and refreshing discussion and the turning of a new leaf to developing a more inclusive and active membership. We look forward to continuing to work with each of you!