

Annual Meeting

08 August 2025 / 1:00 PM

ATTENDEES

Lisa Bryan, Ben Mitchell, Cody and Candie Day, Harold Laybourn, John Kelley, Lois Peterson-Kelley, Laredo, Georgie DeBerry, Matthew Kimball, Kris Rogers, Marcy McReynolds, Paul Hayes, Viola Bruning, Debbie Channel, Diane and Phil Quattlebaum, Bob and Debbie Gibson

NOTES

- **Meeting called to order at 1:02pm**
- **Introductions of everyone present**
- **Review of Treasury report**
 - **Balance given**
 - **Dues will not be increased at this time**
 - **The budget shows improvements completed that were approved in 2023. We are now looking at improving the sidewalks on the easements. We will be getting quotes**
 - **We are working on raising money to improve the playground equipment. It is a long way out as it can cost \$50K - \$70K.**
 - **Bad debt is due to a house going into foreclosure and those that still owe dues and have not paid.**
 - **The budget was distributed to all homeowners. The budget is good and we are able to run operations with the current dues in place. John Kelley made a motion to accept the budget and Cody Day seconded it.**

- There have been a lot of issues with speeding in the neighborhood. The HOA does not have control over this. This is a law and a police issue. We do post things on our page but that is all we can do as the HOA. Please go to reporting81226 online. This is a great way to get things reported.
- If you have any issues with people following the law, please make an appointment with the chief of police. The HOA is not able to do anything about laws.
- The FB Group name changed and will be updated in 60 days when Lisa can fix the typo.
- If you need assistance with getting on our FB page, please let us know. We try to post informative info on both the FB page and send out emails if necessary.
- An idea was brought up to work with one trash company to be cheaper. This probably will not be done as we have some that do not pay their bills or HOA dues. The HOA covenants would have to be amended to require use of only one company. This is not an easy task. The dues would also have to be increased to cover the costs.
- It was also brought up that we are still having issues with USPS not delivering everything. If you have an issue please remember to file a formal complaint on their website.
- Apex has been a great company and has been picking up trash from the bears knocking it over. If you are elderly and you call them, they will also go up and get your can and bring it down to the truck at no cost to you.
- A concern in regards to the accounting firm. An entire year of dues are paid but the statements are only showing quarterly paid. Lisa will follow up with them to find out what is going on.
- The question was asked if the letters concerning yard weeds were still being sent out and it was answered that yes they are. The last one also included a list of landscaping companies that can help.

- It was brought up that rentals are a concern as they are not always following the rules. Renters are required to follow all HOA rules and any issues are addressed when necessary.
- It was brought up that some are still not following rules in regards to keeping and parking trailers at their house rather than the storage lot. It has been noticed that several trailers are not following the rules. Lisa stated to please let us know with an address if there is an issue so that we can assist with getting residents back into compliance with the HOA convenient rules.
- Lisa provided a list of her duties and asked if there was anyone wanting to run for president. No one said yes. Therefore Lisa Bryan was voted to continue as the HOA President/Treasurer of the Board.
- Meeting was adjourned at 2:00pm.

ACTION ITEMS

1. Lisa has encouraged everyone with USPS issues to please file a formal complaint on their website.
2. Lisa will follow up with Absolute Accounting to find out why total dues are not being credited and showing on the statements.
3. Lisa will contact concrete companies for a bid to pour sidewalks at the easements except the RV easement due to extensive use.