

April 24<sup>th</sup>, 2025

Board meeting –

Nate, Cole, Denae present

... Started taking minutes late, at 7:04pm

Board read the minutes from the feb 20 meeting.

Board approved the meeting minutes from feb 20

Board discussed the Q1-2025 Budget Actuals.

Board discussed and explained the landscaping bids.

Board voted to hire Monarch. All three members voted yes/I

Board gave a summary of the landscape committee work. Matthew from Armor tree care has come out and done some clean up. He also evaluated the trees at the water fall area that have come down that might need to be removed. There has been discussion with Matthew about doing trim work on the trees in the median, but it needs to wait until the fall so as not to damage the trees. Archie's Landscaping planted 55 laurel bushes along the median. The committee will also be looking to get some Heather planted.

Board discussed the effort to draft an agreement with the company doing the fence repair and staining. Board member worked with attorney to modify agreement and put the cost of the materials on the board. The company offers to stain the inside of the fence for \$5 per linear square foot. The board discussed that they need to iron out some more details about the agreement.

Board reminded attendees that the annual meeting is in May. They will get a chance to vote on new board members, and board mentioned we need "bios" from new board members.

Proxy Statement: We won't email the proxy statement. We will go door to door and try and get proxy statements that way. Members raised concerns about doing the door-to-door campaign, because not everyone will answer, or be home, and so they won't be notified. We can send an email to let people know that we are coming to collect proxies but not attach the proxy statement.

Board announced that audits for 2022, and 2023 were done. 2024 is next.

New Business:

- Armor tree care going to do the survey

- Nuisance house. A member reported a neighbor for having junk and garbage all over the property.
- More complaints about motorcycles
- Waterfall pump: We have called lots of professionals, but we haven't success with anyone fixing it. There were algae built up so bad. The pump wasn't draining properly. Monarch is working on getting a contractor to repair the pump.
- Want to get bark/mulch for the medians.
- Board makes motion to hire the attorney for all little things, not just big things. Then board seconded and passed motion.
- For 2025 Increasing Legal budget to \$10k per year. Increasing Arborist budget to \$10k per year
- We are going to replace 4 mailboxes per year

Board makes motion to approve the budget proposal. Motion seconded and unanimous vote of Yes/I.

Board opens floor for new business

Member has questions:

1. Are any website updates happening? Can we get the meeting minutes posted on the website?
  - a. We have some
2. What is the status of the documents?
  - a. The prior attorney wouldn't file the docs and said they were complete, and they now conflicted with new laws. Then that lawyer retired. Then new lawyer said he didn't want to mess with existing docs.

Meeting adjourned at 9:01 pm