

May 13th, 2025

Board meeting – Annual Meeting, Budget Ratification, and Board Election
Nate, Cole, Denae present

Called to order at 7:07pm

Established a quorum, and ensured ballots were distributed to people present.

Board member briefly reviewed the line items of the 2025 budget.

Member asked for the total late dues at the beginning of the year, and then, the current total late dues. We don't have that information, so we must get back to the member.

Member asked about the budget for the waterfall. We said, we do have maintenance that needs to be done, but also, we budget for unforeseen problems.

Member asked about the budget for landscape lighting, and why we have a budget if we aren't getting the work done.

Board reviewed minutes from April 24th meeting. Board approved the minutes.

Board discussed replacing mailboxes. We did have one replaced. A member complained about the shared package mailbox on the new one, and it is problematic.

Board announced that Armor tree completed their survey, 5 trees need to go, it will be like \$2,300 or so. The next board will deal with it.

Member raised concerned about trees being taking over by ivy. The board informed the member that the arborist did review the trees, and did say that the ivy is bad for the trees. David Archy began removal, the arborist will continue.

As for motorized bikes on the trails, we will consider putting in some sort of fencing that makes it harder to get those bikes on the trail. Will ask the attorney if this makes us liable for something.

Board discussed that we will be getting a contract signed by the fencing contractor, and that the board will pay for materials.

Member mentioned that the kickplates on the fencing should be replaced. It was there before, but for some reason it was removed.

Member mentioned that we need to get a reserve study. Board acknowledged this is something we need. New board will review it.

Board read the tally of votes. 106 votes are needed to approve the budget, and 106 to elect new members. 119 votes approved the budget. 5 abstained from the budget. Tom Sweeney received 124 votes. Rachel Edmon received 120 votes. Both members were elected to the board. The budget was approved.

Meeting adjourned at 8:02pm.

Minutes approved by:

(name)

(date)