

The new Board of the POA met for the first time on November 9, 2022 at 4:30 p.m.

In attendance:

Matt Branigan

Mary-Hope Vass

Mauricio Trigo

Julian Jenkins

Amy Cronin

1. Board discussed the need to combine the two current neighborhood covenants into one.
 - a. Best option is to try to have both subdivisions adopt the same covenant. Will require 51% of residents to approve.
 - b. Board members will review draft covenants for final recommendations and changes.
 - c. Matt will draft a letter to everyone, attach draft covenants, and initiate open period for all residents to respond or comment. Target date mid-January
 - d. The Board will attempt to personally visit each neighbor to get the input and feedback, in-person.
2. The Board agreed to “split” the community list that we have, amongst ourselves, allowing for each member of the community to have a Point of Contact for the Board.
 - a. Each Board member will contact the residents on their list within the coming weeks
 - b. Matt Branigan: TruEast LLC, Sanghee Lee, Khalily El-Khatib, Fahad Algahtani, Myra and Grean Guillen, Jean Johnson, John Lepper
 - c. Julian Jenkins: Linda and Mike Larsen, Ryan MacDonald, Charles and Carolyn West, Dale and Kathy Jo Sine Richard and Jane Moll, Taby Baker
 - d. Mauricio Trigo: Susana and Louis Mejia, Dick and Beth Steventon, Dawn and David Pratt, George and Patricia Schimmel, Ed and Joelle Clar, Phong Nguyen
 - e. Mary-Hope Vass: Eddie Phillips, Danny and Patricia Gentry, Jason Kagey, Vernon and Joan Shu, Jonathan and Georgianne Kiser
 - f. Amy Cronin: Jessica and Jeremy Price, Rose Fiske, Jim and Karen Lacek, Robert Smith and Mary Beth Houts, Jeff and Ellen Fleisher
3. The Board discussed protocol for when an issue arises (i.e. neglecting to mow lawns, paying dues late, etc.). The Board agreed that we will accommodate any issues as long as residents are communicative.
 - a. In instances where residents are non-responsive to our attempts to communicate, the POA attorney is contacted and a letter sent, the residents will pay the attorney fees. If there is still no response or communication between the resident and the Board, then a Warrant-in-Debt will be pursued.
 - b. The board discussed incentives for compliance with covenants, and agreed to consider other fees for cutting overgrown lawns, administrative fees for items like POA information packets, etc. This will be discussed further at the next board meeting.

4. Matt proposed changing the operating year to Jan-Dec. The Board voted and approved this change
 - a. The Board discussed what to do for the upcoming year's dues
 - b. Budget is in good shape
 - c. Roads appear to be in good shape but with pending construction and the current septic installations, the road could experience some damage and need for repair.
 - d. Based on the budget and expected expenditures, the board decided to suspend the dues requirement for 2023.
5. The Board discussed the potential of invoicing residents for dues. Amy will look into QuickBooks or other free invoice processing apps.
6. The Board discussed animal noise, quantity and types of animals. Noted: this excludes house pets. Proposed new covenants will address the following:
 - a. Animals for consideration included cows, chickens, horses, bees,
 - b. Free Range vs caged
 - c. Size of lot relevant to type of animal and quantity
 - d. Maintaining noise coming from animals
 - e. Current County regulations
7. The Board discussed standards for keeping the lots maintained
 - a. Matt has looked into other communities for standards
 - b. What should standard be? Currently based on frequency, group agreed it should be height. Proposed covenants will address.
8. The Board discussed consistent enforcement mechanisms needed for each of the above (animals, noise, maintaining of lot)
9. The Board scheduled 4 meetings for the upcoming year:
 - a. 11 Jan 2023, 5:00pm
 - b. 17 April 2023, 5:00pm
 - c. 10 July 2023, 5:00pm
 - d. September TBD, annual meeting and community picnic

TOPICS TABLED FOR FURTHER DISCUSSION

1. Welcome packet for those new to the neighborhood – meet them, go over covenants
2. Sign stating the neighborhood is under video surveillance (Noticeably more traffic in and out of neighborhood)
3. Creation of community Facebook page – Jeff F volunteered to set it up
4. Annual Picnic
5. Neighborhood workdays (beautifying, planting flowers, etc)

6. Discussion of types of vehicles, trailers, RVs, etc. storage/garage requirements.

The meeting was adjourned at 6pm.

A handwritten signature in black ink, reading "Matthew Branigan". The signature is written in a cursive, flowing style.

Matthew Branigan
President