

HOA BOARD MEETING  
September 11, 2024, at 5:00pm  
AGENDA

- Meeting call to order
- Proof of notice of the meeting given
- Establish a quorum (3 of the 5 board members need to be present, or via phone conferencing)
- Review & Approve Board of Directors Meeting Minutes
- Financial review

Discussion of Unfinished Business:

- Paint touch ups around the Phase 1 pool and spa, as requested by Dan Curtis are with maintenance supervisor, Jonathan, who has plans to complete during the fall/winter.

Discussion of New Business:

- Community manager, Jennifer, has been working with the HOA attorney on two owner accounts who are behind on paying monthly dues, with notice of attempt to lien.
  - A few trees in the community are needing to be removed due to illness; landscapers state is due to a nutrient deficiency and/or lifespan. Jennifer is reviewing this.
  - Jennifer is reviewing updates to HOA law/statutes regarding restrictions on commercial vehicle parking, and new requirements for Board members to participate in continuing education certifications.
  - Insurance discussion and vote on special assessment
- Any other new business
  - Adjournment