



## **HOA MEETING MINUTES**

**November 10, 2021**

**Call Meeting to Order at: 7:05pm**

**Roll Call:** Jerry Goedert, Doug Schultz, Bob Creighton, Catherine Smith, Naomi Bourque, Sue Patrick

**Committee Chairs:** Leslie Kepler, Dan Lantz

**Homeowner:** Christie Fisher, Ryan Dame

October Minutes: approved

### **OFFICER REPORTS**

- President's report: Poolhouse renovation is going well and is within \$50K total budget. C2 website maintenance person is resigning, 2 volunteers came forward from a FB post and one will take over the website soon. Must figure out how to put website annual fees on a prepaid debit card for the next person.
- Treasurer's report: expenses have decreased, received a \$3500 legal fee reimbursement relating to foreclosure sale of a property. Not a lot of profit coming in this time of year, but in December we start collecting assessments again. \$15K has been paid towards the pool renovations out of the Pool Reserves funds.

### **COMMITTEE REPORTS**

- Landscaping: Board needs line by line comparison of the new landscaping proposals to the current landscaping contract to make sure we know we will get the same coverage of services. Dan will email the Board and will schedule a call to discuss final options.
- Welcome: need a new chair next year
- Social: WinterFest 12/11 from 2-5pm at C1 lawn with Santa & Mrs. Claus scheduled and Donuts I love you food truck, plus other fun activities
- Pool: Waiting on quotes for the two repairs needed for the pool before opening next season
- ARC: No requests in October. How should we deal with issues of homeowners violating ARC rules? Board needs to review homes in violation of ARC rules, check against ARC Committee records and determine if past ARC Committee approved or denied (or were never asked) for the changes to the homes in violation.

### **UNFINISHED/OLD BUSINESS**

- CCR changes ballot: The board debriefed about the last vote and discussed several ways to make voting easier and to be more informative about changes including potentially doing only the rental section by itself. Rental restrictions are the most important and if we isolate that one restriction request, the neighborhood may act more quickly/efficiently.
- Increase in annual assessments: letter to homeowners going out soon

### **NEW BUSINESS**

- Ryan Dame: C2 website maintenance volunteer; will assist on doing the CCR changes voting online for next round of voting- i.e. form via email or PDF with Adobe Acrobat or an online form that merges with PDF. \$420 per year allocated for the website maintenance.
- Annual Meeting: Plan to postpone until spring sometime (likely March) and hold it in the pool parking lot outdoors due to Covid concerns.
- Issue with home on Stratton Farms owned by Invitation Homes: 5 dogs (in violation of lease) who jump the fence. Sue Patrick is in touch with the attorney for Invitation Homes. Trying to address the issue and will keep Board informed of progress.