

11/21/2024 Board meeting via conference all:

In attendance:

Jennifer, Alaina, Chris, Steve and Roger

Bank info was provided. Reminder that it will be provided upon request of any resident. We do not publish.

Jennifer transferred \$14,500 into the regular account to pay for the walking path repair and informed our accountant.

Old business:

Walking paths

2 checks have been cashed by the asphalt company. Remaining payment will be provided once job complete.

Annual Dues

1 resident has their last payment due 12/1/24

Violations

Besides the utility trailer parking in May, no violation letters were mailed.

Jennifer told 2 residents not to park on their front yards.

Alaina spoke to a resident regarding a camper parked in their driveway for over a week.

A resident who was previously in violation for parking a utility trailer in their driveway appears to have stopped parking it. Alaina said that the resident is planning to extend the driveway. No plans have been submitted to the Board.

New business:

Requested Landscaping Info from Kyle:

Update on the repair – Jennifer thought we had an irrigation repair over the summer, but we didn't.

Water shut off – 11/19/2024

Status of the lock or zip tie – as of 11/19/2024 – still zip tied. Kyle texted with the landscaper and told him to order a lock and install. (as of 12/17/24 – still zip tied).

Landscapers will continue through 2025 at the same price. Kyle requested that they send the contract for Jennifer to sign.

Jennifer reported 3 light fixtures reported on walking path between Odessa and Paperbark on 10/31/24. They have been repaired.

Another one is out on Mossy Cup.

Jennifer reported the light pole at the front entrance on 11/17. Residents can't report this ONLINE because the website asks for our account number. We received an email that they are behind but will get to them on 11/15/24. It has been repaired.

Jennifer reported pothole at Mossy Cup and Paperbark on 11/17/2024.

Status of 4609 Odessa is in question. Residents said their son owns. Jennifer did a deed search for the resident's name that we have on record and didn't find a change in ownership. More communication is necessary if they did sell the home to their son. We need his contact info and add them to the rental list if they did sell to him.

Rentals

We have 1 spot remaining – unless 4609 is a rental.

4817 Mossy Cup is still on the market. Once sold, a spot will open for an existing homeowner to rent their home unless 4609 is rented.

4704 Odessa was rerented and mgmt. company provided required statement per the amendment

4827 Mossy Cup rental rerented and owner provided required statement per the amendment

Amendments - neighborhood still being canvased as of 11/17

Accountant

I created the 2025 Dues spreadsheet. This is our responsibility and not the accountant.

The Board discussed whether to request bids for a new accountant. We were previously informed that Cusick Mgmt charges approximately \$5,000 if we use them for JUST accounting.

She will continue to be our accountant through 2025 with \$10 increase - \$250 monthly.

Stone Marque – should we clean it. It was decided to clean it. Jennifer used a pump sprayer to clean it.

BOIR Beneficial Ownership Information Report – this is NEW and a government requirement to help prevent financial crimes.

All Board members MUST provide a photo of your drivers license or passport to our accountant by 12/31/2024. Failure to provide this will result in you being removed from the Board.