



HOA BOARD MEETING MINUTES – April 8, 2026

MEETING OPENING: The meeting was called to order at 7:05 pm by Mike Stone. Those present: Mike Stone, Livi Stone, Laurie Axford, Mason Axford, David Cooper, Carmen Trimble, Liz Emery, Dell Erwin, Jonathan, Natalie and Dick Somer, and John Hermsmeier.
Minutes from the February 25, 2026 meeting were approved.

SPECIAL ASSESSMENT:

The board meeting focused on reviewing the budget and confirming a special assessment approval. A one-time assessment of \$200 per household was approved after achieving the required quorum of 25% of 209 residents (98 ballots total, with 78 yes votes and 20 no votes). Mike reiterated the reason for the special assessment due to the result of a mandated reserve study for the dam, which determined a potential cost of half a million dollars for repairs. A one-time assessment of \$200 per household will replenish our reserve fund allowing the HOA to address dam and pond maintenance/repair should a catastrophic event occur.

The assessment invoices will be sent in May and the \$200 per household will be payable in June with a possibility of a credit card payment option which will incur a processing fee.

FINANCIAL REPORT:

Laurie and Mike presented the current budget showing deposits and expenses for this year as of 31 March, 2026. The 2026 budget shows a total of \$38,400 expenses with an anticipated income of \$35,569, resulting in a deficit. The board has been working on collecting past due payments and thus far have collected a total of \$12,000. The board will continue collection efforts for outstanding dues as about 9% of homeowners are still delinquent for the current year.

The board discussed collection efforts for delinquent HOA fees, with Mike explaining they are currently sending gentle reminder letters and discussed potential legal actions including filing a memorandum of lien on properties if necessary. Laurie emphasized the need of proactive maintenance to prevent larger future expenses and the importance of good stewardship for our beautiful neighborhood.

The board agreed to transition to quarterly payments for office fees, with Carmen confirming this arrangement was acceptable to her.

POND & STREAM MAINTENANCE:

The board discussed recent maintenance work including dam dredging and culvert repairs, and outlined a plan for ongoing maintenance with Finch Landscaping who will provide pricing for incremental improvements to prevent catastrophic dam failure.

The two culverts which go under the playground road and into the pond has been repaired and cleaned.

ADJOURNMENT AND FUTURE MEETING:

The meeting was adjourned at 7:48pm. The next HOA board meeting is scheduled for June 10th at 7 pm. There was a discussion about scheduling the next Annual meeting in person and several venues will be investigated.

WE NEED VOLUNTEERS TO JOIN THE HOA BOARD!!