

Board Meeting Minutes for Tuesday May 14, 2024

Officers Present: Kasey, Tom, Jonathan, Nick

Officers Absent: None

Visitors: None

The meeting was called to order at 7:30 p.m. Kasey made motion to confirm prior meeting minutes for 4/9/24, Tom seconded, all approved.

Agenda Item #1:

Pulse check on Lot 102 4-H project and increase in chicken coops among lot owners. Tom provided an update on the 4-H efforts including fair registration, animal husbandry, and the upcoming departure of the animals in July. Tom reached out to surrounding lot owners (103 & 96) and no issues reported. Lot 98 has the occasional complaint on smell with wind direction is from the Northwest. Tom mentioned additional steps being taken for waste removal and pen cleaning. Kasey discussed an increase in chicken coops in the northern lots. The previous board's allowance of the chickens was reiterated, but just like any additional structure on the lot, it needs to be aesthetically compliant. Additional discussion was had if the coops shall be considered sheds but was tabled for expected additional discussion during the annual meeting.

Agenda Item #2

Nick and Jonathan discussed on the going work to get bids for Fire Suppression inspection/testing and mowing/spraying. A vendor was scheduled for 5/15 to provide bid for fire suppression. Three vendors were contact for mowing/spraying, however only two responded. The mowing spraying will encompass all rights-of-way along the community roads, welcome signs, and the fire suppression area. Additional spraying at the park is not in scope for this effort. Kasey made motion to select Double R for spraying/mowing due to the competitive bid, existing relationship with vendor, and ability to schedule soon. Nick seconded, all approved. Jonathan will reach out to Double R to schedule for mowing at the end of month and spraying shortly to follow.

Agenda Item #3

Kasey brought up action items needed to finalize the scheduling of the annual meeting. In recognition of low attendance in the past few years, suggestion was made to try a

weeknight versus weekend in prime summer. Two possible dates were selected – 6/18 or 6/20 at the United Methodist Annex. After discussion, board agreed Tuesday 6/18 would be first choice. Kasey asked for assistance with schedule, Tom volunteered to reach out to organization and make reservation. Kasey confirmed that once completed, meeting notices would be generated and mailed by 5/20. Discussion ended with setting the annual meeting agenda, which will prioritize the financial/budget and accomplishments first, then shifting to community concerns and needs discussion. Final agenda item will be a call to action for two new committees with volunteers and officer election. Kasey, Tom, Jonathan, and Nick all expressed interest in an additional year, however Josh resigned in April leaving vacancy for Secretary. A full vote will be captured during meeting. Discussion ended.

Agenda Item #4

Kasey and Jonathan presented the actual expenses for 7/1/23-6/30/24 with a projection for recurring expenses in June. Jonathan confirmed bank account balances. The 2023-2024 budget was exceeded by roughly \$6K, of which the three culvert project was the cause, however available rollover funds were available to cover. Expenses for the 2024-2025 year were projected to be shy of \$30,000. Kasey walked through the dues recommendation of \$250 and projected excess to be available. As part of discussion, the cushion or reserve was discussed. Kasey recommended as an act of fiscal year closeout, available funds not needed for operational expenses should be transferred to Savings to establish a one year's cushion or an estimated \$13K. Motion was seconded, all approved. Jonathan will make transfer after 5/31 to increase savings account balance to \$30K. Tom made motion to approve dues recommendation of \$250 for the coming year, to be presented and discussed at annual meeting. Nick seconded, all approved.

Kasey confirmed no board meetings are scheduled between this and the annual meeting, however some coordination will be conducted via email as it relates to preparing for annual meeting. Meeting adjourned at 9:30 p.m.