

Board Member Attendance:

President	Mike Simmons	P	Activities	John & Tiffany Buckingham	P/A
Vice President	Jordan Wood	P	Grounds	Grant Morris	P
Treasurer	David O'Halloran	P	Membership	Kelly Oreshan	P
Secretary	Sara Cummins	P	Pool	Nick Oreshan	P
Clubhouse	Jeff Bugher	P	Tennis	N/A	N/A

A quorum is obtained when at least six (6) directors are present. Seven (7) directors were present; therefore, a quorum was obtained.

Forty-four (44) households participated in the annual meeting. Thirty-five (35) are required to reach a quorum; therefore, a quorum was reached in the Annual Meeting.

Treasurer

- Healthy cash reserve with 3% APR being received
- Main income is from the dues
- Other income is from clubhouse rental
- All areas came in under budget this past year
- There are always unplanned expenses
- \$35k excess for this past year, which can be used for future investments
- Feedback - What is the max annual fee increase?
 - 5% per bylaw
 - Need to resurface the tennis courts (\$100k+) soon
 - A reserve study was done to take care of the significant expenses in the future
 - Why is there more interest than we predicted? --> The APR is a variable rate, depends on the market

Activities

- Open to ideas of different activities that are not simply children-focused
- The Easter egg hunt date is not defined yet
- Solar eclipse party was well-received; idea from the community

Pool

- The planter that is degrading will likely be removed and replaced with a fence around the baby pool
- 3rd party service being used for the pool management
- The increase in the budget is due to extending hours in August to 8 pm instead of 7 pm
- Repair of lifeguard chair
- New rope installed in the pool
- Security process update (to use key fob) will be started in a couple of weeks
- Swim lessons are posted on the website

- Gutter system replacement and pool resurfacing will be costly and will be done in the next couple of years
- Feedback - Umbrella placement was a concern for the members
- Feedback - keyfob replacement will be \$25; one will be issued per house
- Feedback - last year, the lifeguards seemed very disengaged
 - Nick has been speaking to Aquatic about having better oversight of the pool for safety and supervision
 - The On-site supervisor is present, and there is a mobile supervisor who does not show up very often
 - Nick will be hiring lifeguards
- Feedback - Why are no morning hours when the swim team season closes?
 - This could happen in the future, but it is not looking good this year. It is primarily due to hiring children and their working restrictions

Grounds

- Semi-annual dam inspection will occur in 2025
- Additional boat storage was not approved due to the dam situation
- 2025 will use a different company and another kind of "greener" treatment for the lake

Clubhouse

- Major updates
 - Garage door repair
 - HVAC repair
 - Extermination company hired
 - Security light installed facing the trash cans to illuminate the dark area
 - Private property signs installed
 - Installed a smart thermostat
 - Guest feedback resulted in installing the bars in the clubhouse
- Bat evacuation to happen this spring
- Semi-annual window cleaning will be introduced
- HVAC inspection routinely
- The signpost outside the clubhouse will be repaired or replaced

Membership

- 380 houses have paid out of 420 houses
- 14 rental homes
- 24 house sales last year
- Average sale price 443K
- 10 families have signed up as class C members
- Kelly will send out postcards to the other potential Class C members
- Paper invoice was mailed by Feb 1st
- Dues are due March 1st, with a second paper invoice for those who have not paid yet

Vice President

- Outgoing thanks to exiting board members
 - Grant Morris
 - Tiffany Buckingham
- New Board Member Elections
 - VP - Jason Minor
 - Membership - Gina Mencias
 - Tennis - Catherine Taylor
 - Co-Activity - Sherri Zimmer
 - Grounds - Neil Metzger
- Motion - Made by VP to approve these new board members, seconded by President
- Motion made by President to approve the budget, VP seconded, everyone agreed

President

- Opened meeting and gave a brief overview of the past year

Annual Meeting – Neighborhood Feedback

- Roundabout to be installed at 106 & Lakeshore
- Budget includes raised crosswalks and flashing lights for pedestrian safety
- The engineer will meet with the neighborhood before anything happens
- Someone was frustrated about political signs posted for an extended period
- We have no jurisdiction over that; it's a city ordinance
- Are we going to replace the trees around the clubhouse?