

Board Member Attendance

President	Mike Simmons	P	Activities	John Buckingham & Sherri Zimmer	P/A
Vice President	Jason Minor	P	Grounds	Neil Metzger	A
Treasurer	David O'Halloran	A	Membership	Gina Mencias	P
Secretary	Sara Cummins	P	Pool	Nick Oreshan	A
Clubhouse	Jeff Bugher	P	Tennis	Catherine Taylor	P

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

Treasurer

- The team should review the budget via email. It will be voted on at the annual meeting in March.

Membership

- 48% of the members have paid their dues, and dues are rolling in
- Drafting the Class C postcards
- One of the homes that we had a lien on has sold, so we have recovered those funds, and another one is in foreclosure so that those funds will be released soon

Pool

- Swim team is gearing up and looking for coaches
- Nick will send out an email in March about key fobs for pool access

Grounds

- I am meeting with Brian McKenna regarding the Emergency Action Plan proposal tomorrow.
- I have also reached out to Hamilton County Emergency Management to meet about what is needed for the Lake Woodlands Dam and what opportunities they may have to help us.
- Thanks for all your help on the boat registration document. I plan to have a more substantive procedure for the April meeting.

Tennis

- Board agreed that Catherine can offer the coaches a minimum salary, so they are guaranteed a certain salary
- Will we have a key fob system to keep access restricted to the tennis court? A suggestion is to install a solar-powered device, for about \$400

- One member brought up the possibility that we could use the old tennis fence to support the dam

Activities

- Singo went really well and lasted the entire 2 hours
- End of March will be the Easter Egg hunt
- About 6 people attended the Social Security event

Vice President

- Has a list of people who are willing to participate on the board

President

- The rights mentioned below in B will be moved into the pool rules so they can be more easily amended
- These changes should be made public via email
- Michael talked with Judy (former board member) about having a second pool director, and she said that's not possible. However, she suggested we could establish a committee to support the pool director, and maybe then we could train a new person to take over the directorship in the next term.
- **BAM: Make a motion to update the bylaws, motion by the president and seconded by the secretary, passed unanimously. Text is below.**

entitled to vote on the matter, unless otherwise required herein or in the Articles of Incorporation or in the Declaration.

B. Use and Enjoyment of Common Properties. ~~Owners of each Class A and Class C Lot who are in Good Standing and their (i) parents, (ii) children, (iii) sons and daughters-in-law, (iv) grandchildren, and (v) any other family member who lives with them shall have the right to use and enjoy the Common Properties of the Corporation without payment of guest fees. The Board of Directors has the right to suspend the use and enjoyment of the Common Properties of Class A members who are delinquent in paying annual fees or special assessments until the fees and assessments are paid. Class C members may not use the Common Properties during a fiscal year unless they have paid the initial fee and all of the annual fee for that year.~~ Owners of each Class A and Class C Lot who are in Good Standing shall have the right to use and enjoy the Common Properties of the Corporation, subject at all times to the Declaration, Bylaws, and the rules and regulations adopted by the Board of Directors. Class C members may not use the Common Properties during a fiscal year unless they have paid the initial fee and all of the annual fee for that year. The Board of Directors shall have the authority and duty to establish, interpret, and enforce reasonable rules and regulations governing the use and enjoyment of the Common Properties in order to protect the safety, welfare, and rights of all Members. These authorities include the right of the Board of Directors to suspend the use and enjoyment of the Common Properties for any parties when in the best interest of the association.

C. Rental Properties. Either the Owner or the tenant, but not both, of a Lot which is

Section 5 - Powers and Responsibilities. The Board of Directors shall have full power, authority, and responsibility for the management of the property and affairs of the Corporation, and may take whatever action is necessary to carry out the purposes and aims of the Corporation as stated in the Articles of Incorporation, the Declaration and these By-Laws. **The Board of Directors shall have responsibility for protecting the assets and Common Properties of the Corporation. The Board of Directors' authority shall include but is not limited to establishing rules, making policies, and/or procedures and taking action necessary to protect the assets and Common Properties.** The Board of Directors shall approve and define the duties of all necessary committees and committee chairmen. The Board shall set salaries of all paid employees. The board will compensate (compensation equal to the annual fees of the fiscal year following their service) each of its members for their prior year of service annually unless the board member objects to the policy by notifying the president in writing 15 days prior to the annual meeting to be voted on at the annual meeting. The Board shall retain an independent accountant to audit the financial records of the Corporation at least every other year.

- **Update on the Current Community Access Issue**
 - A situation involving a particular family that was previously restricted from using the association's shared spaces continues to require thoughtful consideration. A community member has suggested that both the family and the association sign a mutual waiver to prevent any future legal claims. There was also a proposal to hold a neighborhood meeting so residents could formally vote on whether the existing restrictions should remain in place. Another idea raised was to adjust the restriction so it applies only to the pool, rather than to all common areas.
 - If a special meeting is convened, we would prepare the materials in advance and set a clear agenda outlining exactly what would be presented and voted upon. It was noted, however, that hosting such a meeting carries the risk of defamation, so any process would likely include a corresponding waiver for the family as well.
 - No decisions will be made at this time. Michael will consult with our attorney regarding the best path forward, including whether to call a community meeting.

Clubhouse

- Revised the work agreement on the board member roles and responsibilities document

Secretary

- Will finalize the roles and responsibilities updates and the list of duties by month