

Homeowners meeting July 16th, 2025

Attendance via zoom: Kent Woffinden (Board), Dale Larsson (Board) Jed Andersen (Board) Carlos Carvajal (Board). Rich Wells (TPM) Theron Andersen

Loys Hamilton (Board)

Homeowners ,Vanessa Alton, Ryan Coon

Summary of Election of Officers in brief meeting after June Annual Meeting:

President: Theron Anderson

Vice President: Loys Hamilton

Treasurer: Dale Larsson

Secretary: Kent Woffinden

Board Members at Large: Jed Anderson, Elizabeth Fitzgerald, & Carlos Carvajal

The ending vote on the new bylaws ended up 40 for the change and 61 against.

The main reason for not passing seemed to be worry about entry into property and the rental cap of 25 %. People should email either Rich or Theron about their concerns.

There might need to be a compromise on the percent for the rental cap. The solar vote was completely separate.

Minutes of the Previous meeting were approved by a motion by Dale and a second by Jed. The minutes were approved by all board present.

The income and expenses were reviewed and talked about. They are still working on the mulch. Extra storm drain bill and interest and fees received. There was liens filed and extra money spend on trees and shrubs.

There is a warranty for trees replaced for one year. Vanessa Alton worried about new tree planted in her area and about watering the tree. Was advised that the roots had not caught up yet and the leaves were no indication of whether the tree was healthy or not.

Open Forum:

.Ryan Coon talked about the voting for the CC&R vote. Said people were worried about the power of the board and owners rites with the vote on rental restrictions. Dog limits were also mentioned even though the number of dogs allowed had been in place for years.

Venessa Alton worried about the facebook being shut down. Ryan Coon also mentioned there should be a place where the homeowners should be able to have a community site.

Moved to executive session motion by Jed and seconded by Dale. Moved to executive session.

There are a couple of accounts on the brink of collection. They will be turned over as needed.

The progress of the burned out unit has not been according to promise. Vote to give them 15 days to comply. Attorney will handle. Motion by Jed and seconded by Dale. All approved.

Jed then read update of one of the partners of the burned out unit saying they were moving forward.

It was talked about the rules needing updating also. A rewrite should take place.

Next meeting on the 20th of August 2025