

BOARD OF DIRECTORS MEETING February 26th, 2025 at 6:30 PM

MINUTES

- I. CALL TO ORDER: 6:32pm
  
- II. DETERMINATION OF QUORUM: All 3 board members were present. Babette, Linda, and Beverly. Homeowners also in attendance in person and ZOOM.
  
- III. MINUTES: Approve the 11.13.2024 & 12.11.2024 BOD Meeting Minutes: Babette motioned to approve; Linda seconded the motion. Approved unanimously.
  
- IV. FINANCIALS:
  - a. Review and approval of November & December 2024 financials
  - b. Discussion on Reserve and Operating Funds - Shane confirmed \$210,210 in reserve and \$112,492 in Operating as of December. - Awaiting end-of-month financial overview. Babette motioned to approve; Linda seconded the motion. Approved unanimously.
  
- V. OLD BUSINESS:
  - a. Review weekly CSCHOA log
  - b. Review the current budget (Operating and Reserves) Babette motioned to approve; Linda seconded the motion. Approved unanimously.
  - c. Review roof bid and vote (Option 2: Metal replacement for \$5,950) Linda motioned to approve; Babette seconded the motion. Approved unanimously.
  - d. Review gutter bid for clubhouse and vote: Linda motioned to approve; Babette seconded the motion. Approved unanimously.
  - e. Review pool issues from cleaning staff: Get with Matt about pool issues
  - f. Review pool sign location proposal by Linda
  - g. Resolve election closure strategy/appoint new board member
  - h. Address parking issues and accountability - Proposed three-step violation process: Courtesy letter, fine, then towing. - Consider implementation of a towing service for repeat offenders.

VI. NEW BUSINESS:

- a. Removal of dangerous shrubs (berry bushes causing stains)
- b. Cut down tree by gate entrance (bees & mess on deck)
- c. Pool storage discussion (relocate extra tiles to pool garage)
- d. Clubhouse maintenance - Repair front door - Move trash bins in clubhouse and monitor via cameras
- e. Facility maintenance and drainage issues - Contact Matt Henderson for pool drainage inspection - Address black grout lines in pool - Review and enforce pool rules on food and drinks - Potential adjustments to pool operation hours and staffing for cost savings
- f. Obtain bid for a security camera in the garage

VII. OPEN FORUM:

- Homeowners' concerns and suggestions
- Quorum discussion
  - 76 ballots received, 88 needed
  - Consider lowering quorum requirement to 25% and moving the annual meeting to April.
- Private discussion request from Ken with Shane

VIII. NEXT MEETING DATE: TBD

IX. ADJOURNMENT: 8:09pm