

HOA Meeting Minutes for 06/09/2025:

The meeting was called to order at 6pm, with all board members, except Brad, present.

Mark said that the budget was doing well. All dues are in and the royalties are as expected. There is only one outstanding bill of \$100 from Erika Svor for a fine that was levied by the board for loose horses. Mark will make further attempts to contact her for payment and if there is no response he will proceed with a lien on her property for the \$100.

Tom brought up complaints about barking dogs and will call the Peters at 351 Hilltop N Dr about this issue.

Dave said that extensive work has been done to Chimney from Circle to the intersection with Squirrel. There was also patching done at various locations on Chimney from the entrance to Pine. The remainder of the budget is going to be used with spot fixes at various other locations.

Tom asked about fire mitigation and grants. Dave said that the state has changed the focus from just land clearing to just around homes. The amount of the grant for the HOA was also lowered and Dave did not feel it was worth the effort.

Dave brought up the south fence line near the entrance and said that it was falling down. He recommended using metal stakes with barbed wire to replace the wooden fencing, since it would take 30-40 trees to just fix the most immediate problem areas. These trees would have to be cut, delimbed, debarked and then stained prior to installation. He also had gotten a bid to repair the fence, but it was \$8k. It was agreed that metal stakes with barbed wire would be used, with volunteers doing the work sometime this July, which Dave would organize.

Dave also requested \$130 to repair the spray control on the tractor, which everyone present agreed should be paid.

Tom asked about HOA officer terms that were ending and all stated that they would run again.

Mike spoke about the property at 199 Bobcat Lane, saying they have gotten permits and approval for a well and septic system. They are still working on house plans and approval.

Tom asked about the annual meeting on August 2nd. Assignments were made and it was agreed that there would be no band this year. A roster for pot luck food items would be put out on the Facebook page prior to the event and Tom will send out a letter to the HOA.

The meeting adjourned at 6:39 pm.