

1. Meeting called to order – 7:10 -attendees Larry/ Emily/Jennifer/Randy/John and Kelly. Carolyn was unable to attend.
2. **Financials** - P&L, Balance Sheet, and Aging Report –Larry explained the financial reports.

3. **Covenant Changes:**

Randy presented detail wrt to each Covenant change proposed –see attachment with comments and Board votes

1. **Lien provisions** - We can't collect past due HOA funds longer than three years owed without a Lien provision. Our attorney provided us with standard covenant wording used for lien provisions.
 2. **Fines for covenant violations** - Our attorney said a fine for covenant violations is the typical method used to enforce covenants. A proposal to change the covenants to allow a fine of \$25 per violation (per month) has been discussed.
 3. **Raising our HOA dues cap** - We have discussed the possibility of raising the HOA dues cap by \$50 in two years and by \$200 in 4 years.
 4. **Allowing parked boats in driveways during boating season** - We have discussed allowing boats on trailers to be parked on driveways from April 1st to October 1st.
 5. **Electronic Voting** - I know this has been a topic of discussion but this can be pivotal in regard to getting in front of all homeowners. **Attached to this email** is references to our covenants and bylaws with careful review of what provisions we have regarding voting by written form.
4. **Pool** - Multiple topics need to be discussed regarding pool costs, expenses, processes, and general operations.

Pool Chair shared minutes from PC meeting held 27 Feb.

- To reduce payroll expenses, there will only be 1 guard per shift
- Pool party price will increase to 100.00 for 2 hours, 25.00 for each additional hour

- Will continue to rent pool space to outside entities (not to impact members)
- Continuing due diligence on finding overall coverage of Pool and neighborhood

Community Center - I would like to bring this up for discussion, including what factual information I received in regard to topics raised at our last board meeting.

- Larry spoke with Town engineer after General meeting and will revisit feasibility of a Community Center.

Larry will speak with school about General Meeting Dates

5. Adjourned at 9:29



Justin R. Goethe
Secretary
12/10/2025