

MINUTES OF TRUSTEES MEETING

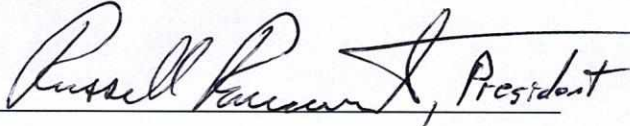
26 FEBRUARY 2025

A meeting of the board of trustees was held 26 Feb 2025 at 5:15 PM at 1110 Dartmouth Dr. Present were Tom Clark, Greg Szaraz, Marilyn Szaraz, and Russ Rancourt.

1. The trustees discussed the upcoming owners meeting. Tom indicated that he would reach out to the Lake County Sheriff's Dept., to see if they can have someone attend to discuss neighborhood security issues. Russ mentioned that one owner had provided some information about getting fiber run to the neighborhood, and advised that we will offer a few minutes at the owners meeting to discuss that option, and determine if there is interest among the members.
2. The trustees discussed the need for a social media liaison to coordinate the distribution of information to any social media outlets, especially the Facebook Group. One member has volunteered to take on that role, if a trustee is not available to handle it. The trustees decided to offer the role to that volunteer. Russ will coordinate that effort, outlining the responsibilities and priorities of the role with the new liaison.
3. The trustees discussed the signage updates at the entrances, which are still underway. They also agreed that we should have signs for the entrance to our HOA meeting, which can be re-used each year.
4. The trustees reviewed the budget for 2025, and voted on the dues amount that will be invoiced in April 2025. Russ briefed the trustees about the click-to-pay feature that we will add to our future invoices. The feature will only be available to those owners that elect to receive their invoice by email. The cost of the platform has been included in the 2025 budget and dues calculation. There will be no convenience fee charged to the members when using click-to-pay. Electronic invoices and automatic email reminders will be generated by the platform.
5. The trustees discussed the new property tax invoice for the five deeded common areas owned and managed by the HOA. The amount invoiced for 2025 was roughly triple the amount invoiced and paid in 2024. Russ asked Tom to gather all necessary documents and information to begin the Board of Review process, so that we can get the tax bill lowered back to a reasonable number, based upon the fact that none of the common area property is buildable. Tom will pursue the revision process and report back.
6. The trustees reviewed the list of delinquent owners, and reviewed the costs associated with filing liens on those properties. It was decided that there will be a first round of liens filed only on those properties with the largest outstanding balances. Following that, there will be a second round of liens filed for all remaining non-compliant owners. The lien issue will be discussed at the owners meeting.

There being no further business, the meeting was adjourned.

By his or her signature below, a Trustee affirms that these are true, accurate, and complete minutes of the Trustees Meeting.


Russell Rancourt, President