



BOARD OF DIRECTORS
MEETING

March 20, 2025
6:30 PM at Harvest
Fellowship

DRAFT MEETING MINUTES

I. CALL TO ORDER

The meeting was called to order at 6:40 PM by Heidi Brown.

Directors Present: Steve Werth and Michael Montgomery, David Christopher

Also Present: Teleos Manager, Heidi Brown

See Homeowners Sign In

Board Quorum Present

II. APPROVE NOVEMBER 11, 2024, BOARD MEETING MINUTES and FEBRUARY 20, 2025, TOWNHALL MEETING

A motion was duly made by Director Werth and seconded by Director Montgomery; the motion to approve November 11, 2024, Board Meeting Minutes were passed by unanimous decision.

III. FINANCIAL REPORT

A motion was duly made by Director Werth and seconded by Director Christopher; the motion to approve the fourth quarter of 2024, financials were passed by unanimous decision.

IV. OLD BUSINESS

- A. Update on Todd Creek Water District Water Tap Refund Request
The board sent a certified letter to the water company on Feb 6, 2025, and the certified mail was received/signed on Feb 12, 2025, at the water company. To date Jimmy (Water district Manager of books) has not returned our calls and he is now out of the office until March 31, 2025. Management will follow up first of April for an update.

B. 2025 Board Election Results

The required 20% for quorum was not met by homeowners, the election was unable to be held. A ballot mailing was sent out to homeowners. The results were Michael Montgomery 28 votes and Curtis Tyler had 17 votes. Thank you both for running and Michael Montgomery extended his term.

V. NEW BUSINESS

A. Waste Management Issues

Many homeowners were reporting on facebook that their recycling and/or trash was not being picked up properly. Management received about ten homeowner addresses to help resolve and all but one was the homeowner causing their own issue. Some of the issues were ordering a second container, however, was not paying for it, recycling unacceptable items, placing recycling in bags rather than just tossing loosely. The HOA does pay for the service; however, the homeowner is responsible for disposing of what is acceptable by the trash company and takes care of their financial responsibility.

VI. HOMEOWNER OPEN FORUM

- A. The homeowner asked if management could send out email with what is acceptable for recycling, how homeowners should be placing their trash cans, and that the trash lid should be able to close so their trash does not fly around the community.
- B. The homeowner asked about Jellyfish lights and what the rules are exactly. Many in attendance shared they do not like seeing flashing lights all year long. Some shared they are in favor of the lights, however, put some perimeters around them. If not a holiday, the lights should be left as white for safety. The requirement today is as follows:
- 6.4 Lighting The design objective is to provide functional lighting in an aesthetically pleasing and visually unobtrusive manner. Down lighting (lighting fixtures that are constructed to cast the light towards the ground) is recommended for all exterior applications. All automatically operated exterior lights, including security lights activated by sound or motion sensors, must be down lights. Fixtures used for illumination of walks, driveways, address signage and general landscape purposes, shall be compatible with the architecture of the structure(s). In all cases, exterior lights are subject to approval of the Design Review Committee and should be of a design compatible with the structure.
- After much discussion, it was clear the policy above needs to be updated with perimeters around when colored lighting is acceptable and when security white is required.
- C. The homeowner reported that they started to see prairie dogs, management will

schedule for the pest control to come out and mitigate.

- D. The homeowner discussed homeowners complaining about receiving courtesy notices on fences and weeds, after much discussion as a whole all felt each homeowner needs to comply with the rules as most do. There is some uncertainty on current compliance on perimeter fencing vs original compliance when community was first created. The board will review and follow up with homeowners currently out of compliance on this outstanding issue.
- E. The homeowner inquired about any social events scheduled for the community, it was shared the HOA has a budget for social events, however, no homeowners participate in any committee for social events.
- F. The homeowner inquired about having board meetings via zoom. After discussion with the lack of participation in attendance the board did not feel a hybrid meeting would benefit the community due to previous attempts and homeowners' not being respectful to all on the meeting. In person allows people to be seen and less likely to act unruly.

VII. ADJOURNMENT

The Board adjourned the meeting at 7:45 PM.

Respectfully submitted,

By: _____
President

Or By: _____
Secretary

