



**BOARD OF DIRECTORS**  
**MEETING**

June 03, 2024,  
6:00 PM at Harvest  
Fellowship

**“DRAFT” MEETING MINUTES**

**I. CALL TO ORDER**

The meeting was called to order at 6:09 PM by Heidi Brown.  
Directors Present: Steve Werth, Michael Montgomery, David Christopher  
Also Present: Teleos Manager, Heidi Brown  
See Homeowners Sign In

Board Quorum Present

**II. APPROVE MARCH 03, 2024, BOARD MEETING MINUTES**

A motion was duly made by Steve Werth and seconded by Michael Montgomery; the motion to approve the March 03, 2024, Board Meeting Minutes were passed by unanimous decision.

**III. FINANCIAL REPORT**

A motion was duly made by Michael Montgomery and seconded by Steve Werth; the motion to approve the 2024, first quarter financials were passed by unanimous decision.

**IV. OLD BUSINESS**

Tap Update: The Todd Creek Water District do not want to provide the HOA with a refund as a water tap will be needed at some point on that land and it will be much more expensive than what we have paid. If the HOA decides not to develop this land, the water company will provide a refund less fees. The Committee for lot C has not met yet, so once the committee meets, the HOA can move forward from there. Steve Werth visited with about six homeowners that will meet and bring some ideas to the homeowners for review.

## **V. NEW BUSINESS**

No Motorized Vehicles, (ATV's, Moto Bikes)

What triggered this was three homeowners reporting major landscape damage to common areas from moto bikes and atv's in some common areas. The board directed signage to be posted in these areas that would prohibit people from using the open common areas in this manner. Upon homeowner discussion, it was determined that the HOA would not order these signs and homeowners would use fields in respect to the open area. It was discussed that this is typically adults that are ripping up the land and not the kids. Discussion was also around the neighboring communities and their recreational riders as well using our common areas. This discussion ended with the homeowners mutually respecting each other's position, however, the common areas are open for all to use respectfully.

## **VI. HOMEOWNER OPEN FORUM**

Again, a lot of continued discussion on the water tap and use of common areas. The fields have trash piles in some, which include random pipes, flat tires, concrete, grass clippings. This is causing the landscapers' equipment to be damaged. Homeowners volunteered to help get this cleaned up, however, because of liability issues, the HOA will reach out to the landscaper and get a bid from them on removal of these misc. items, piles. A group of homeowners upset over lack of respect for the communities' rules and regulations by a specific homeowner. Homeowner has made some small steps, however, only temporary. Hoping the violation enforcement, gets homeowner to correct their issues willingly rather than legally.

## **VII. ADJOURNMENT**

The Board adjourned the meeting at 7:18 PM.

Respectfully submitted,

By: \_\_\_\_\_  
President

Or By: \_\_\_\_\_  
Secretary

