

**Trustee Meeting - August 2024** – Doug Groom Home at 6:00 P.M.

**Attendees:** Doug Groom, Barry Fondaw, Mike Ried, Paula Beier, and Larry Womack

1. **Call to Order**
2. **City & Village Transition** – All business completed with the July financial closing. July financials posted to Homeowners page. Reserve check was picked up from C&V, along with books and records for 2019 – 2024. Check and jump drive handed over to new management company in meeting preceding this meeting.
3. **Up to Date Covenants/Amendments** - Paula has obtained an electronic copy – too large to e-mail – will provide jump drive to Allen to post to homeowner's page.
4. **Debrief from New Management Company Meeting Preceding Our Meeting** – see those meeting minutes.
5. **2024 Annual Meeting Scheduled for October 12 at 10:00 a.m.** – Pevely confirmed the room has been reserved. Barry/Larry to investigate feasibility of live streaming to improve attendance and encourage inclusion/transparency. If possible, include a link to the meeting on the homeowner's page to enable dial in.
6. **Welcome letter/annual meeting notice** - Once reviewed and approved, new management company welcome letter and announcement of 2024 Annual Meeting/ Budget can be mailed to homeowners and posted to web page. Paula sent request for the two announcements currently remaining on homepage be removed. (Has since been completed by Allen).
7. **Review 2024 Proposed Budget and \$45 Special Assessment** -
  - a. **Discussed expenses to date:**
    - i. **2024 Pending Expenses (July Groundworks, Flag Repairs, etc.)**
      1. *August Electric* – Will be due September 1.
      2. *July Groundworks* – Provided to new management company
      3. *Flag Repairs* – Barry to call the flag company to question charges from March totaling \$110.54.
      4. *Insurance* – Semi Annual payment will be due in October (agent has changed, will call to check in with new agent).
    - ii. **2024 Assessments** - 50 still outstanding/Several refunds due for those who overpaid (unless they choose to apply as prepaid)
  - b. Questions about 2024 proposed budgeted items (highlighted in yellow in draft budget)
    - i. *Asian Carp* – combat duckweed

- ii. *Emergency spillway* – Barry to get estimate for remaining work (started in January 2024 but put on hold – on last lake where P1 & P2 lakes spillways are located. Supplemental arm – emergency swale – slow drop past the dam.)
  - iii. *Lawn Mowing* – Due to rain, more mowing than previous years – need to move to every 10 days as the weather cools down?
  - iv. *Dead Tree in Common Ground* – Mike to call and advise the contractor we are prepared to move ahead.
- 8. **Trustee Elections in February 2025** – Barry Fondaw will complete term 2. Mike Ried first term will end and would like to petition to serve a second term. Will discuss process and timing in Annual Meeting in October. Candidate bio process for homeowners interested in running for any open board position(s). Election(s) during at the February Annual Meeting.
- 9. **Prior Years Annual Meeting Minutes** -
  - a. 2021 & 2023 meeting minutes are already posted to the web page
  - b. 2019, 2020, and 2022 at the 2024 Annual Meeting – after searching, none of the current board members have a copy of those minutes
- 10. **P.O. Box – still needed?** Not needed with management company handling requests and correspondence – will not renew for 2025.
- 11. **Violations** – discussed current violations and have begun working with new management company to review processes and get notices mailed, as applicable.