

CALL TO ORDER: President, A. Bencini at 430 pm

ROLL CALL: of Members (Tony, Allen, Kathryn)

APPROVAL OF THE MINUTES: approved x2

NEW BUSINESS

1. Address Letter from our attorney in reference to the contested election.

Discussed at length reason for contesting bulk mail in proxy's. Handwriting on over half of submitted ballots were identical, many ballots or photocopied and not originals, ballots, collected by community members leave opportunity for votes to be altered prior to submission, compromising the integrity of the vote. Prior letter specifically stated that all ballots that were going to be mailed must be individually mailed to the PO Box 10 days in advance. Bulk ballots did not follow instructions and were not received 10 days in advance. Discussed options proposed by attorney. Discussed continued expense of attorneys due to community members frequent phone calls and emails.

2 . Discuss new election ballot and letter and possible election dates.

Reviewed attorney suggestions for ballot/proxy submissions moving forward in order to prevent repeat controversy and failure to meet quorum. Discussed other items board like to vote on within the election ballot. Those items being 3/4 of vote of the community in order to approve a HOA management company. Discussed complications with enforcement of signage when it comes to no trespassing and security signs from companies that installed security systems on community members property. Reviewed HOA rules as possible, outdated and would like to allow the community to vote on these items as well.

3. Discussed final letters being sent out to the attorney for anybody who did not pay their dues for 2025. Notice sent to community members who are in violation of not paying dues notifying them that if dues are not collected within the next 10 days that the attorney would be a prosecuting. One last effort in trying to collect dues without costing any community members extra money in law fees.

4. Prepared mailing for 2026 dues at a continued discounted rate for all those in compliance with HOA guidelines and up-to-date with prior years dues. Prepared letter for print and reviewed updated mailing list.

5. Discussed spring, cleaning efforts and planned tree trimming and mulching projects for spring. Kathryn and Merlin to outreach tree trimming agencies to get bids. Tony to communicate with current landscaper to get price for upcoming year, lawn mowing in order to determine if continue to use of same landscaper. Also to request paid for weeding and mulching and spring cleanup.

Meeting adjourned at 5:09 agreeable play all board members. Board communicate by email regarding set up update for next board meeting and follow up on time-slots available at the Sati Methodist Church once approved by attorney.

Motion to adjourn and set new date for meeting

Your Fiduciary Responsibilities

No matter what your position every board member has a fiduciary duty to act in the best interest of the association as a whole. You must exercise sound business judgment, respect the confidentiality of board deliberations and decisions, and avoid real and perceived conflicts of interest. In short, you must execute your responsibilities in good faith, with good judgment, without conflict, and by always putting the association's interest above your own.