
Board Meeting

Saturday April 18, 2026

Attendees

Craig Larsen, President

Al Niederriter, Vice President

Johanna Lang, Treasurer

Kris McDowell, Secretary

Jamie Harlan, Member at Large

Craig called the meeting to order at 10 am.

In addition to the board approximately 50 neighbors attended the meeting.

The 2025 annual meeting minutes were approved.

Review and update of Presidents Report

Craig outlined the fiscal stability of the community and the rate of development we are experiencing. As properties turn over, outstanding liens are recovered and other revenue collected has put the community in good financial standing for the future. He reminded the attendees that this increase in revenue is not guaranteed at the current rate due to the possibility of building fluctuations. As stated before in the published Presidents report, there will not be a HOA dues increase for the upcoming year.

Craig highlighted the issues the board and community are dealing with including ongoing dog issues, neighbor problems, and the challenges of residents not paying water and HOA fees. Currently 32 property liens are pending.



Johanna gave the treasurer's report, highlighting the income derived from the bond purchases.

Since the report was published the community has gained an additional \$7,000 in property sales and lien collections

Carolyn gave the office manager's report.

Carolyn's detailed report was published in the call to meeting packet. It has been a very busy year for Carolyn with the additional property sales and collections.

She highlighted the social activities provided in the past year and the need for volunteers. The next activities scheduled center around the opening of the pool and community clean up with dumpsters provided on May 2nd.

Theresa, our pool manager spoke about the tile replacement and improved drainage work before the pool opens for the season. She will be hiring pool help and hopes teens in the community will apply. Last year we had over 5,000 visits to the pool.

Amelia gave an update to the status of the community garden. The big project this season was to complete the fencing of the garden property to prevent ongoing deer problems. Goals for the future include increased soil fertility and providing organic produce for the community.

Copies of all reports are available in the office.

Presidents Open Q and A Session

A suggestion was made to consider no longer allowing residents to live in RV's . Currently the rule is RV's can be occupied for no more than 120 days in a calendar year and must provide proof of holding tank pumpout every two weeks. This is hard to monitor. The thought was existing RV's would be grandfathered in providing that they follow the above rules and when the property is sold it can no longer be an RV property.

Several residents were concerned with the increase of manufactured homes in the community. Suggestions were made including;

Requiring the builder to provide a storage shed for garbage cans and other equipment since they generally do not have garages.



Requiring the builder to provide landscaping in the front of the property

Requiring garbage collection.

Neighbor Concerns

Residents expressed concerns about excessive noise, clear cutting of properties and ongoing off leash dog issues.

A suggestion was made to look at improved communication ideas to involve the younger residents of the community.

The meeting was adjourned at 11:15 for ballot counting.