



Board Meeting

Saturday August 10, 2026

Attendees

Craig Larsen, President

Al Niederriter, Vice President

Johanna Lang, Treasurer

Kris McDowell, Secretary

Mike Jacobson

Jenny Eastlick

James Harlan

The July board meeting was held, a quorum was met, no business was conducted and no residents were in attendance . The meeting was adjourned.

Craig called the meeting to order at 10 am

Old Business:

Craig led a discussion concerning the revision of a section of our community rules and regulations. The section in question is animal control. A revision of this section of the rules document has been suggested by several residents as a way to improve the community's ongoing dog control problems. The board is looking at revising the fine structure for unrestrained and biting dogs. Input was taken from the residents in attendance at the meeting.

No action was taken, and the rules will be discussed again at the next working meeting following input from legal counsel.

Johanna gave the treasurers report indicating a positive financial outlook for the community. Our CD's have earned a total of \$3,401.91 in interest through the 2nd quarter of 2026.



Carolyn gave the office managers report, she outlined the funds collected in the past month from the property sales and dues collection. 8 properties were sold in July with 6 waiting to close.

Architectural Committee: Kary, our community compliance officer gave an update on the work of the committee. They have been working diligently to work with residents' property issues and complaints from the community. Kary has developed a community complaint form available on the website for residents to use when they have a concern. From June 30 to August 8, 21 violation cases were opened, of those to date, 10 have been resolved and 11 are still active and she is working with the property owners. She is receiving 2-3 complaint forms per week, with the top concerns being; yard maintenance, derelict vehicles, dog concerns and RV rule compliance.

Ric gave the maintenance report highlighting the current status of maintenance and community improvement.

Teresa gave the pool report: so far approximately 3500 visits to the pool. We have had successful pool movienight activities.

She has replaced the ladder and is planning off season warranty work on the pool area.

Copies of the reports are available in the office

Craig opened the meeting to resident concerns and comments.

The audience concerns were the recent power outage caused by a resident cutting trees, feral cats and building code complaints.

The meeting was adjourned and the board met with an individual property owner about maintenance and lot cleanup.



The meeting was adjourned at 11:30am