
Board Meeting

Saturday September 12, 2026

Attendees

Craig Larsen, President

Johanna Lang, Treasurer

Kris McDowell, Secretary

Mike Jacobson

Jenny Eastlick

Craig called the meeting to order at 10 am

Old Business: there was no old business to discuss. The following section pertains to the rule change outlined below in the compliance officers report. This was the discussion at the August board meeting and is repeated here for clarification.

(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 treasurer's 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 manager's report, she outlined the funds collected in the past month from the property sales and dues collection. 4 properties were sold in August with 4



waiting to close. Late notices and intent to lien notices will go out next week to residents for non-payment of HOA dues. We currently have 39 properties that owe for 2025 and 2026.

Dumpsters have been reserved for our fall cleanup on Saturday October 3.

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 September 12, 38 violation cases were opened, of those to date, 14 have been resolved and 24 are still active. Kary continues to work with property owners to resolve these concerns. She receives 2-3 complaint forms per week, with the top concerns being yard maintenance, derelict vehicles, dog concerns and noise issues.

Kary then outlined the changes to Section E, Community Rules and Regulations.

This is the update to eliminate some outdated sections of the animal ownership rules and change the fee structure for dog violations. The changes were adopted and will be posted to the website. For additional information concerning this change see the old business section above from the August board meeting.

The proposed rule changes for tree removal and RVs will be tabled until the next working meeting.

Community member Don Mettler outlined a proposal for board consideration. He submitted a bid for the replacement of the beach stairs at our community park. Craig asked Jim to seek input from shoreline protection and/or the county on our ability to replace a structure resting on the beach. He will report back at a later date.

Copies of the reports are available in the office.

Craig opened the meeting to resident concerns.

There were none and the meeting was adjourned.

The board met in closed session for a 90-day employee review.

The meeting was adjourned at 11:30am