



October 10, 2022

Board Meeting – via Zoom

Board Members Present: Jamie, Bill, and John Not present: Mark and Seth

Management Present: Melanie Lawrence from Compass Management

Homeowners Present: Jack Langlas – 9706 Gander Ln

Call to order at 6:06 pm

Homeowner Input:

1. Jack - Discussion regarding non-compliant underdeck enclosure, and request to allow it as-is
2. Via email: Jen Bayley – 9342 Partridge Rd – Request to install temporary fence to protect new trees. Request to send a notice all owners with dog etiquette.

Approval of the Agenda. Motion: John, 2nd: Jamie – Motion carries

Maintenance

Mailbox Maintenance: Zone 2 repairs are complete and totaled \$17,775. Zone 3 will commence once weather permits, with a preliminary quote provided.

Administrative:

9706 Gander Ln – ARC Non-Compliance: The Board resolved that the underdeck enclosure would not be allowed to remain as-is with weathered cedar. The owner was to add additional cedar boards to the deck skirting, and provide a picture for the Board’s review of a pressure washed section to determine if it would be allowed in that state.

Management Contract Renewal: Tabled until January meeting.

Rules & Regulations Update: The updated Rules were approved by the board members in attendance, with a motion by John, and 2nd from Jamie. The motion included the caveat that the rules be reviewed by all board members by email before being sent to owners.

Financial:

Account Balances: Total cash on hand as of September 30th, 2022: \$321,467.60

Accounts Receivable: \$6,171.73 – No action required at this time.

Next Meeting: Tuesday, January 17, 2023, at 6:00 PM via Zoom

Meeting Adjourned: 8:41 pm

Submitted by: Melanie Lawrence, Association Manager, Compass Management Group, Inc