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**Meeting ID 427-840-357**

**Tuesday, November 11, 2025 & Carpenter Residence & GOTO MEETING (9:00 A.M. PDT Start Time)**

- o Jeep called the meeting to Orde at 9:02am
- o Members present: Jeep Carpenter, Dan Hodge and Jim Walker
- o There were no members in attendance or on the call.
- o November Agenda: Dan moved to approve the November Agenda; Seconded by Jim and Approved by All.
- o Approval of prior meeting minutes: Jim made a motion to approve October Minutes as submitted and approved by All.

**Treasurers Report:**

- o Dan indicated we remain in a good financial position
- o HOA Operations: The October expenses were \$22,075.59, which included Insurance expenses of \$11,482(Liability and D&O), Legal fees \$540, Accounting fees of \$560, Federal Taxes of \$1,573, Pool maintenance and repair of \$6,429.46 and Landscape maintenance of \$1,500.08. Net Operating Income YTD is \$7,629.18.
- o Marina Operations: October expenses were \$22.63 for PUD.
- o Two construction deposit refunds were issued of \$8,000 to Lot #114.
- o Jim moved to accept the Treasurer's Report, Jeep seconded and approved by All.

**Draft 2026 Budget:**

- o Dan sent a draft 2026 budget which was reviewed in general terms. It was recommended that the December Board Meeting should be focused on the 2026 Budget. Dan will be working with Committee Chairs in firming up the budgets for their respective areas in preparation for the December meeting.

**Committee Reports**

- o Landscape:
  - o There will be a bare ground treatment performed on the appropriate HOA Common Areas.
  - o The rock work performed by Tony below the lower retention pond has slid and needs to be repaired. We will have Tony do the warranty on that at the same time he is doing the other work in the Spring.
- o Marina:
  - o There currently are no boats in the Marina. All winterization is complete.
- o ADC:
  - o Lot #35 - Construction is ongoing.
  - o Lot #113 - The owner is waiting until the Spring to finalize their plans to the ADC and construction.
  - o Lot #60 - Construction is ongoing.
  - o Lot #114 - Construction bonds have been refunded to the owner.
  - o Lot #120 - Landscaping is still in progress.
  - o Lot #116 - No change
  - o Lot #110 - The tree has been removed from the corridor view.
  - o Lot #57 - No change.
  - o Lot #46 - No change.
  - o Lot #50 - Owner has put plans on hold until the Spring.
  - o Lot #96 - No change

- Compliance:
  - The Board discussed instances of Home Owners being out of compliance with rules and the challenge of obtaining their cooperation in correcting things in a timely manner. Jeep will review to determine if prior Boards have established a fine structure and procedure. We will discuss this compliance issue at the December meeting.

The December meeting will be held at Jeep's home commencing at 9:00am December 9, 2025.

The meeting was adjourned at 9:42 am.