

Board Members in Attendance:

1. Jenny Felice, President
2. Ron Lavochkin, ACC Covenants Chair
3. Montana Miller, Co-Secretary

Other Attendees:

1. Marianne Leiby, Acting District 3 Rep

Call to Order: A quorum was established at 6:42 pm.

Minutes:

The 11/07/2025 minutes were approved. Ron Motioned; Montana Seconded; motion passed.

Old/New Business

Votes received on covenant changes were not enough to enact changes. Several mailings were returned for the wrong address or homeowner. Will need to check addresses and owners on file and extend voting period.

The 2026 budget had been adjusted for 160 paid members. Decided on the need to hold on approving 2026 budget until final membership count is reviewed. Budget approval is deferred to the next meeting until member count is known.

The board discussed the annual meeting officer election and if this occurred. Determined need to vote for officers.

Violations

Procedure for small claims court filings was discussed. If a violation is rectified, continue with small claims court. Board has already filed the notice and paid \$46 filing fees, \$31 small claims court fee, and \$250 attorney letter. There is a need to re-serve to recoup this money.

President's Report

No presidents report

Treasurer's Report

No treasurer's report

Board Reports

Membership

No membership report

Title Compliance/Real Estate

No real estate report; potential new realtor to take over real estate reports.

ACC/Covenants Activity

Inquiries from out of town to the wrong HOA: 3 wrong locations for January and 3 wrong locations for December, not in our HOA.

Covenants compliance: 1 in December, 2 in January; completed.

District updates:

District 1 (none)

District 2 (1 letter - February)

District 3 (1 letter - February)

District 4 (1 letter - January, 2 letters - February)

District 5 (4 letters - February)

No other actions

Call to Adjourn: The meeting was adjourned at 7:40pm. Ron Motioned; Montana Seconded; motion passed.

