Board Meeting Minutes

July 27, 2026

Attendees	Absences
• Jenny Felice, President • Ron Lavochkin, Vice President, ACC Covenants Chair & Districts 4 and 5 Rep • Montana Miller, Secretary • Marianne Leiby, Acting District 3 Rep	• Don Lemek, Treasurer • Jennifer Johnston-Schauer, Acting Title Compliance and Real Estate Chair

I. Call to Order

A quorum was established at 6:38 pm.

Previous Meeting Minutes
The 6/15/2026 minutes were approved. Ron Motioned; Montana Seconded; motion passed.

II. Old/New Business

Pending Court Case: The Board discussed an ongoing legal case. In accordance with standard procedure, no further details were disclosed in the public minutes.

Trail cleanup: July trail cleanup was postponed due to heat. Next trail cleanup is scheduled for September 12th at 9:30am.

Leadership Change: Acknowledged Chelsea Canda's proffered resignation as Secretary effective January 1st, 2026.

Fall Festival: Scheduled for October 24th from 2:00 PM to 4:00 PM. Discussed light snack ideas rather than purchasing Santiago's burritos

III. President's Report

Reviewed Crime Stats in Lake Arbor, 7 incidents around the community.

IV. Treasurer's Report

No treasurer's report.

V. Board Reports

a. Membership: 7 new members
b. Title Compliance/Real Estate: No real estate report
c. ACC Activity/Covenants Chair Report:
    - Covenants compliance: 2 working files, 3 complete, and 1 wrong location.
d. District updates:
    - District 1: None
    - District 2: 1 compliance letter issued
    - District 3: None
    - District 4: None
    - District 5: 1 compliance letter issued

    Two homes with two letters issued to be presented to small claims court.

VI. Call to Adjourn

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