

ORGANIZATIONAL MEETING MINUTES

Wednesday, February 7th, 2024

Held at the home of Maureen Ryan, 3460 Highfield Ct.

1. Call to Order at 6:40 pm
2. Roll Call Directors - Andrew Bodman, Maureen Ryan, Jill Perkins, Andrew King, Stephanie Fraser present.

Action Items

3. Approved minutes of 1/4/2024 board meeting
4. Scheduled next board meeting to discuss new CC&Rs on **Monday, February 26th, at 3432 Highfield Ct.**
5. Action item for all: Review the most recent updates to the new CC&Rs in preparation for our upcoming meeting

Appointment of Offices

6. The Board appointed the following appointments:
 - o Andrew Bodman as President - nominated by Jill P, with 3 votes in favor and 1 abstention
 - o Jill Perkins as Treasurer - by acclamation
 - o Andrew King as Secretary - by acclamation
 - o Maureen Ryan as Member-at-Large - by acclamation
 - o Stephanie Fraser as Member-at-Large - by acclamation

Discussion Items

7. The Board established a process for the new CC&R voting to encourage full member participation:
 - o **In-Person Voting:** A direct opportunity for members to cast their votes at a set location and time.
 - o **Mail-In Ballot:** For those unable to attend in person, ballots will be sent by mail for convenient voting from home.
 - o **Door-to-Door Outreach:** To capture any remaining votes, a final effort involving board members and volunteers visiting homes directly.
8. Discussed agreement to obtain multiple landscaping estimates in preparation for discussion at the April meeting, specifics to be determined at a later date.

Year Planning Overview

9. The Board introduced a tentative year plan, scheduling key meetings to address various community concerns and operational matters. The tentatively scheduled meetings and their focus areas are as follows:
 - **Drainage and Landscaping Issues:** Set for the April meeting, pending feedback from Contemporary Lawns. This meeting will address the community's landscaping and any drainage concerns.
 - **Bylaw Changes:** Planned for June, to review and potentially amend the HOA's governing bylaws.
 - **Snow Plow Arrangements:** Another meeting in September to finalize snow plow arrangements ahead of the winter season.
 - **Budget Meeting:** Scheduled for December, focusing on financial planning and budgeting for the upcoming year.

Meeting adjourned at 7:42 pm