

**HOA Meeting Agenda and Meeting Notes**  
**(Board and Owners meeting – by the pond)**

**6/2/25**

**Meeting Start Time:** 6:31 PM

**1. Approval of Minutes**

- **3/15/25 Minutes Approved** at 6:32 PM

**2. Financial Update**

- 2024 tax returns filed
- 2024 books closed
- All 2025 assessments paid

**3. Lot Sales Update**

- Lot 20 – Sale in process
- Lot 45 – Sold
- Lot 41 – Sale in process
  - No building plans submitted for these lots yet

**4. Lot Mowing and Cleanup**

- Two lots currently in violation as of 5/27; multiple reminders have been sent
- Village has spoken with one owner regarding lawn maintenance (mowing)
- Reminder to all owners to clean up garbage/debris on their lots

**5. Rules & Regulations Revision** *(Not ready to Vote/approve adjustments yet)*

- Seeking to reduce vagueness of some rules and improve rule enforcement ability
- Board is consulting with law firms to revise and strengthen rules
- Discussions include increasing fines and enforcement frequency
- Currently evaluating two law firms for this work

**6. Culvert Repairs & Soil Erosion** *(Vote postponed until all bids received)*

- Village engineers confirmed responsibility lies with the Association
- Site walk completed with engineers

- Project went to bid: 4 companies contacted, 1 bid received (\$101K)
- Remaining bids pending; project may be phased due to cost
- Board will review bids and make recommendations

#### **7. Outlot B Signage**

- \$1,000 spend approved at March meeting
- In process of getting quotes, then will order signs
- Awaiting quotes for installation; installation plan to be discussed

#### **8. Pond Fish Stocking**

- Approximately 90 fish added to the pond

#### **9. Tree Replacement Project**

- \$5,000 spend approved at March meeting
- Walk-around still needed to identify tree replacement needs
- Planning to plant in fall
- Homer Tree Service will walk the neighborhood and provide free recommendations

Minutes recorded by Jason Mercer