

**COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 17, 2023**

CALL TO ORDER: 7:08 pm

-- Determination of Quorum: All Board Member present

MINUTES OF NOVEMBER MEETING approved with correction

FINANCIAL REPORTS November Financial Statements approved

REPORTS:

Timesheet - approved
New Homeowners
Architectural Approvals (none)

NEW BUSINESS

- Carl Ross from the Common Area Committee attended the meeting to discuss a free MEGA secure interest data storage account that the CVHA Common Committee has opened. The Common Area Committee is using it to preserve all common area survey data. The proposal is to transfer control of the MEGA account to the Board as it would be able to store permanent and temporary files in this account. Janet will look into the MEGA account to see if this is something that will be advantageous for all of CVHA.
- Jason gave an update on the 1st Bank CD reassignments. The account ending 4633 has been rolled into a 6-month CD which now gets a higher interest rate. The CD ending in 0703 matures in April and, at that time, a new 6 month CD will be opened to get a higher rate of interest. Al proposed that at the March meeting we I will discuss further at moving the 4633 into the 0703 account.
- Dates for the February Farewell Dinner for former directors Jim, Howie and Stan was discussed with four possible dates. Chas will contact the former board members to get a consensus on which date will work best. Possible gifts and the budget were also discussed. Possible dates are February 16, 17, 23, or 24th.
- The 2024 area of responsibilities for the Board was discussed and it was determined that the following Board members will be responsible for the following areas:
 - Jason will take over the areas of Grey Eagle Terrace, Circle (North & South), Drive
 - Kevin will maintain War Eagle Drive (North & South), Place, Court, Lane
 - Chas will continue to oversee White Falcon Ct, Flying Eagle Pl, Hastings Dr, Red Feather Dr and Grey Eagle Lane

- Cheryl is responsible for Blackhawk Drive, Place and Court
- Al continues with Winter Hawk Cir, Dark Horse Dr & Place, Nighthawk Pl, Oak Hills Dr and Oak Bend Ct
- Janet is assigned to Rockrimmon Blvd, Silver Spring Cir, Court & Dr, Anaconda Dr and Grey Eagle Cr E (near Silver Spring)
- John is tasked with Delmonico Dr, Waco Ct, and Allegheny Dr & Place
- Collateral duties are:
 - Chas -Meetings
 - Jason - Summer Concert and backup for Meetings
 - Al - Secretary – Treasurer and Paint
 - Kevin – Security Patrol Liaison
 - Janet – Webmaster & Data Storage for HOA
 - John – CSPD & Baker & King back-up
 - Cheryl – partner with John for concert planning
- Al continues to work with Sherwin-Williams to get the color wheel palette ready to download to the website.
- Tiny Letter replacement options. Tiny Letter is being disbanded on February 29th. Cathy has investigated other options, however, to date, none are meeting the needs of CVHA. Janet will contact SarahRose for suggestions and look at other vendors. Further discussion will take place at the February meeting.
- Janet will replace Board member pictures and is requesting each Board member send her two pics that will be appropriate for the website.
- Chas and Janet will look at the final review of the website to ensure all links and information are updated so we have a final website version.

COVENANT VIOLATIONS

- 6665 Grey Eagle Terr the overgrown weeds have been taken care of but siding still needs to be taken care of. Chas and Jason to monitor
- 1055 Allegheny Dr – discussion centered around black tubing that was flowing into neighbors yard. John to talk with both parties to come up with acceptable solution.

ADJOURNED at 9:00 pm

| Comstock Village HOA | | Comstock Village HOA | |
|---|---------------------|--|---------------------|
| Profit and Loss | | Balance Sheet | |
| January 2024 | | As of January 31, 2024 | |
| | Total | | Total |
| Income | | ASSETS | |
| Assessment Statements | 202.00 | Current Assets | |
| Homeowners Assessments | 30,131.00 | Bank Accounts | |
| Late Fees | 2,992.00 | CD ending in 0703 | 5,323.47 |
| Unapplied Cash Payment Income | -90.00 | CD ending in 4633 | 21,180.32 |
| Total Income | \$ 33,235.00 | First Bank Checking | 31,101.35 |
| Gross Profit | \$ 33,235.00 | Dumpsters | 5,918.79 |
| Expenses | | Common Area Rollover | 7,665.68 |
| Administrative Costs | | Concert rollover | 1,400.54 |
| Administrator | 800.00 | Security Patrols | 8,654.67 |
| Travel | 21.97 | Total First Bank Checking | \$ 54,741.03 |
| Total Administrative Costs | \$ 821.97 | Total Bank Accounts | \$ 81,244.82 |
| Annual Billing/All Newsletters | | Other Current Assets | |
| Postage | 190.28 | Undeposited Funds | 251.00 |
| Printing | 1,697.52 | Total Other Current Assets | \$ 251.00 |
| Total Annual Billing/All Newsletters | \$ 1,887.80 | Total Current Assets | \$ 81,495.82 |
| Common Areas | | TOTAL ASSETS | \$ 81,495.82 |
| materials | 32.35 | LIABILITIES AND EQUITY | |
| Mowing, Trash | 105.00 | Liabilities | |
| Sidewalk snow Removal | 200.00 | Current Liabilities | |
| Total Common Areas | \$ 337.35 | Other Liabilities | |
| QuickBooks Payments Fees | 353.05 | CO Dept of Revenue Payable | 0.00 |
| Security Patrols | 1,200.00 | CO, Colorado Spgs Payable | 0.00 |
| Unapplied Cash Bill Payment Expense | 7,500.00 | Total Other Current Liabilities | \$ 0.00 |
| Total Expenses | \$ 12,100.17 | Total Current Liabilities | \$ 0.00 |
| Net Operating Income | \$ 21,134.83 | Total Liabilities | \$ 0.00 |
| Net Income | \$ 21,134.83 | Equity | |
| | | Opening Balance Equity | 20,213.03 |
| | | Retained Earnings | 40,147.96 |
| | | Net Income | 21,134.83 |
| | | Total Equity | \$ 81,495.82 |
| | | TOTAL LIABILITIES AND EQUITY | \$ 81,495.82 |

Comstock Village Homeowner's Association

Check Detail

January 2024

| | Date | Transaction Type | Num | Name | Clr | Amount |
|----------|------------|----------------------|-----|--------------------------------|-----|-----------|
| 1st Bank | | | | | | |
| Checking | | | | | | |
| | 01/05/2024 | Bill Payment (Check) | 793 | Pine Cottage Designs, LLC | | -7,500.00 |
| | | | | | | -7,500.00 |
| | 01/06/2024 | Bill Payment (Check) | 794 | Arthur Lebo, Jr. | | -337.35 |
| | | | | | | -337.35 |
| | 01/14/2024 | Bill Payment (Check) | 795 | Rhodesco Printing | | -1,887.80 |
| | | | | | | -1,887.80 |
| | 01/14/2024 | Bill Payment (Check) | 796 | Cathy Gelston | | -821.97 |
| | | | | | | -821.97 |
| | 01/24/2024 | (Check) | 797 | Baker & King Security Services | | -1,200.00 |
| | | | | | | -1,200.00 |

**COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 21, 2024**

CALL TO ORDER: 7:15 p.m.

-- Determination of Quorum: Met

MINUTES OF JANUARY MEETING: Approved

FINANCIALS: Financials approved.
Administrator timesheet approved

REPORTS: Administrator timesheet approved
No new homeowners or Architectural approvals

OLD BUSINESS

Cathy gave an update of assessment payments that have been paid. Payments have been paid by website, by check or through ACH system. Reminders have been sent to those homeowners that have yet to pay with a due date of February 29th. Homeowners still owing will be sent another reminder stating there is a grace period until March 10th. If not paid by then, a \$30 rebilling fee will be added to the balance. Board members will be given a list of those homeowners who still need to remit payment at the March 20th Board meeting. The directors will then reach out to homeowners face-to-face to give reminders to pay and try to collect.

Janet gave an update on the new website and changes she has made. Board member pictures have been updated along with the download of all email addresses from Tiny Letter. All email addresses have been added to the CVHA Subscriber category so all homeowners will be able to receive email correspondence. to the website so all homeowners. In addition, she has included the latest Baker & King Security reports.

All gave an update on the paint wheel and all information has been downloaded to the website. The purpose is to give homeowners a tool to use when picking an earthtone color for their home that has been pre-approved.

Tiny Letter update by Cathy and Janet. Tiny Letter is going away as of February 29th and all current emails have been downloaded to the website: comstockvillagehoa.com so homeowners will be able to receive pertinent emails on upcoming events, important information and HOA happenings.

John attended the CSPD Neighborhood Watch program on January 29th. While there was no significant information to share the CSPD apps and links have been included in the CVHA website for homeowner use.

Final coordination of the February 23rd farewell dinner was discussed with designated gift presenters and a summary of the gifts that will be given to former directors at the dinner on February 23rd.

Jason and Cheryl gave an update on the Summer Concert, which will be held on June 27th. The band is under contract and suggestions have been made to encourage more homeowners to attend. Suggestions for additional activities were a Wine Tasting, Bounce House for the kids, Giant Outdoor games, and face painting. Further decisions and planning will be shared at future meetings.

NEW BUSINESS:

Brett Tobin, a Comstock Village homeowner and attorney was introduced to the Board. He has volunteered to be legal counsel for HOA matters, if needed, and to give direction on HOA proceedings.

COVENANT VIOLATIONS:

1055 Allegheny Dr was removed from list as this is not considered an HOA issue

6665 Grey Eagle Terrace will remain on list and Jason will be primary contact for this property.

MEETING ADJOURNED at 9:00 p.m.

COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MARCH 20, 2024

CALL TO ORDER

DETERMINATION OF A QUORUM

MINUTES OF FEBRUARY MEETING

FINANCIAL February Financial Statements

REPORTS:

ADMINISTRATOR

- ◆ Timesheet
- ◆ New Homeowners
- ◆ Architectural Approvals (none)

COVENANT VIOLATIONS

OLD BUSINESS:

- ◆ Annual assessment payment tally and enforcement (Cathy)
- ◆ Updates to new website (Janet)
- ◆ 2023 Tax Filing (Cathy)
- ◆ Reassignment of CD ending in 0703 (Jason & Al)
- ◆ Hogan property update (Cathy)
- ◆ Foothills Concert Planning update (Jason & Cheryl)
- ◆ Quickbooks "late fee" issue update and accounts previously paid (Jason & Cathy)
- ◆ Administrator compensation (Chas)
- ◆ Paint wheel returned from Sherwin Williams (Al)

NEW BUSINESS:

- ◆ Spring Newsletter Articles
- ◆ Proposed dates for: Garage Sale: (June 1st)
- ◆ Clean-up Dumpster dates – open for discussion
- ◆ Chipper Dates for Comstock - June 24th and September 16th

COVENANT VIOLATIONS

ADJOURN

Future meetings: April 17, May 15, June 19

| Comstock Village HOA Profit and Loss February 2024 | | Comstock Village HOA Balance Sheet As of February 29, 2024 | |
|--|---------------------|--|---------------------|
| | Total | | Total |
| Income | | ASSETS | |
| Assessment Statements | 600.00 | Current Assets | |
| Homeowners Assessments | 14,221.00 | Bank Accounts | |
| Late Fees | 1,496.00 | CD ending in 0703 | 5,323.47 |
| Unapplied Cash Payment Income | 12.00 | CD ending in 4633 | 21,180.32 |
| Total Income | \$ 16,329.00 | First Bank Checking | 42,956.53 |
| Gross Profit | \$ 16,329.00 | Clean-Up Dumpsters Common Area | 5,918.79 |
| Expenses | | rollover | 7,665.68 |
| Administrative Costs | | Concert rollover | 1,400.54 |
| Administrator | 800.00 | Security Patrols | 8,654.67 |
| Gifts | 200.00 | Total First Bank Checking | \$ 66,596.21 |
| Travel | 26.80 | Total Bank Accounts | \$ 93,100.00 |
| Total Administrative Costs | \$ 1,026.80 | Other Current Assets | |
| Common Areas | | Undeposited Funds | 1,407.00 |
| materials | 200.88 | Total Other Current Assets | \$ 1,407.00 |
| Mileage | 139.00 | Total Current Assets | \$ 94,507.00 |
| Mowing, Trash | 210.00 | TOTAL ASSETS | \$ 94,507.00 |
| Sidewalk snow Removal | 425.00 | LIABILITIES AND EQUITY | |
| Total Common Areas | \$ 974.88 | Liabilities | |
| QuickBooks Payments Fees | 116.14 | Current Liabilities | |
| Security Patrols | 1,200.00 | Other Current Liabilities | |
| Total Expenses | \$ 3,317.82 | Department of Revenue Payable | 0.00 |
| Net Operating Income | \$ 13,011.18 | Colorado, Colorado Springs Payable | 0.00 |
| Net Income | \$ 13,011.18 | Total Other Current Liabilities | \$ 0.00 |
| | | Total Current Liabilities | \$ 0.00 |
| | | Total Liabilities | \$ 0.00 |
| | | Equity | |
| | | Opening Balance Equity | 20,213.03 |
| | | Retained Earnings | 40,147.96 |
| | | Net Income | 34,146.01 |
| | | Total Equity | \$ 94,507.00 |
| | | TOTAL LIABILITIES AND EQUITY | \$ 94,507.00 |

Comstock Village Homeowner's Association

Check Detail

February 2024

| | Date | Transaction Type | Num | Name | Clr | Amount |
|-----------------|------------|----------------------|-----|--------------------------------|-----|-----------|
| 1st Bank | | | | | | |
| Checking | | | | | | |
| | 02/07/2024 | Bill Payment (Check) | 798 | Frank Barber | | -270.00 |
| | | | | | | -270.00 |
| | 02/07/2024 | Bill Payment (Check) | 799 | Ryan Perkins | | -198.00 |
| | | | | | | -198.00 |
| | 02/07/2024 | Bill Payment (Check) | 800 | Arthur Lebo, Jr. | | -290.88 |
| | | | | | | -290.88 |
| | 02/07/2024 | Bill Payment (Check) | 801 | Cathy Gelston | | -826.80 |
| | | | | | | -826.80 |
| | 02/07/2024 | Bill Payment (Check) | 802 | Baker & King Security Services | | -1,200.00 |
| | | | | | | -1,200.00 |
| | 02/11/2024 | Bill Payment (Check) | 803 | Ryan Perkins | | -216.00 |
| | | | | | | -216.00 |
| | 02/23/2024 | Bill Payment (Check) | 804 | Susan Stevens | | -200.00 |
| | | | | | | -200.00 |

| | |
|----------|----------|
| 1st Bank | 5575.000 |
| 1st Bank | 5513.000 |
| 1st Bank | |

| 2024 Administrator Timesheet | | | | | |
|------------------------------|--------------|---------------|---------------|--------------|---------------|
| Total in hours | October 2023 | November 2023 | December 2023 | January 2024 | February 2024 |
| phone/emails/mail | 14 | 14 | 8 | 12 | 8 |
| banking/bill pay/financials | 4 | 4 | 3 | 4 | 6 |
| Status Letters | | 3 | 2 | 2 | 2 |
| improvement apps | 4 | 5 | 2 | 1 | 1 |
| Board meeting/prep/mins | 3 | 3 | 3 | 3 | 3 |
| post office/bank | 3 | 3 | 3 | 9 | 7 |
| newsletter & mailing list | 4 | 4 | 10 | 7 | |
| Quickbooks Audit | | | | | |
| cleanup weekend (dumpsters) | 8 | | | | |
| common areas | | | | 1 | |
| website review | 3 | 5 | | 2 | 4 |
| garage sale | | | | | |
| board candidate ballots | | | | | |
| Jazz in the Park | | | | | |
| Annual Assessments | | 2 | | 16 | 18 |
| Update HOA Materials | 2 | 3 | | 1 | 1 |
| New Homeowner/Materials | 2 | 2 | | 0 | 0 |
| Total | 51 | 48 | 40 | 58 | 50 |

| March 2024 New Homeowners | | | Letter |
|---------------------------|------------------------|-----------|--------|
| 340 Waco Ct | Evan & Alicia Baczek | \$575,000 | X |
| 552 Anaconda Dr | Brandon & Nicole Stork | \$513,000 | X |
| 625 Blackhawk Dr | Marcus Anthony | | X |

| COMPLAINT DATE | ADDRESS | OWNER | VIOLATION | BOARD | 3/20/2024 |
|-------------------|----------------------|-------|-----------|-------|------------------|
| 12/18/2021 | 6665 Grey Eagle Terr | Hogan | siding | Jason | Jason to monitor |

**COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
APRIL 17, 2024**

CALL TO ORDER

DETERMINATION OF A QUORUM

MINUTES OF MARCH MEETING

FINANCIAL March Financial Statements

REPORTS:

ADMINISTRATOR

- ◆ Timesheet
- ◆ New Homeowners
- ◆ Architectural Approvals (none)

OLD BUSINESS:

- ◆ Annual assessment payment tally and Board approval for liens (Cathy)
- ◆ Mass email solution (Cathy & Janet)
- ◆ Reassignment of CD ending 0703 (Jason)
- ◆ Spring Newsletter Articles: Prez article and Spring Clean-up part 1 (Chas); common area update (Frank) Communication is key, trailers on properties, exterior paint approval, community garage sale, Spring Clean-up part 2 (Cathy); Foothills concert save the date (Cheryl & Jason); meet your director Cheryl (AI), Using new website (Janet)
- ◆ Hogan property update (Cathy)
- ◆ Foothills Concert Planning update (Jason & Cheryl)
- ◆ Quickbooks "late fee" correction and accounts previously paid (Jason, Kevin & Cathy)
- ◆ Sign Cathy's overtime compensation check (Chas)
- ◆ Estimate for new CVHA Administrator laptop (Cathy)
- ◆ Paint wheel returned from Sherwin Williams (AI)

NEW BUSINESS:

- ◆ Date for Annual Garage Sale: (June 1st)
- ◆ Clean-up Dumpster dates – (proposed June 5, 6 (Wed, Thur) and June 11,12 (Tues, Wed))

COVENANT VIOLATIONS

ADJOURN

Future meetings: May 15, June 19, July 17

**COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MARCH 20, 2024**

CALL TO ORDER: 7:10 PM

-- Determination of Quorum: Met

MINUTES OF FEBRUARY MEETING: Approved

FINANCIALS: Financials approved.

REPORTS: Administrator timesheet approved
New homeowners reviewed
No outstanding architectural approvals

OLD BUSINESS

Cathy gave an update of assessment payments that have been paid. Payments have been paid by website, by check or through ACH system. There are still 28 outstanding payments to be collected. Final invoices and reminders were handed out to directors to deliver to homeowners who have yet to pay. These reminders to be delivered by the end of the March 24th weekend. If assessments have not been paid by the April board meeting, then liens will be placed on the homeowners properties.

Janet gave updated information on the website and changes that have been made. Due to homeowner confusion on the 6-digit code for website participation it was determined that this requirement will be removed. Updated information has been updated in the website and all data in Wix is current.

Cathy shared the 2023 tax filing will be completed and submitted by April 15th.

Jason has been given the go-ahead to transfer \$4700 from the 1st Bank checking account and add it to the 0703 CD as this will give a higher interest on the account. This CD matures on April 10th.

Due to Al's absence, we don't have an answer on the missing color wheel. Will revisit at the April meeting.

As Jason was absent, we don't have an update on the assessment payments paid through the website as there is a problem with the entry information in Quickbooks. Will discuss further at the April meeting.

There has been no new developments in the Hogan property and the covenant violations. The title company and realtor have received the status letter rejection and have reached out to the Hogan family for next steps. We will keep the board updated on any developments or progress.

Dumpsters clean up week will be the 2nd and 3rd week of June (dates to be announced at the April meeting). This allows homeowners who participate in the garage sale on June 1st time to determine if they need to discard unwanted or unsold items.

Cheryl gave an update on the Foothills Concert which will be held on June 27th. Bounce house has been secured and plans are moving forward. Possible sponsors, who live in Comstock Village and own Massage Heights are willing to bring tent and provide 10-minute massages for concert goers and are willing to donate funds for the concert.

Jamie Baker (owner of B & K Security) briefly attended the meeting and introduced himself. He listened to minor concerns, took notes and will address with staff.

Spring Newsletter articles were discussed, and it was determined articles will be due to Cathy by the April meeting. Assignments have been given and it is anticipated the Spring Newsletter will be sent out through the website by the first week in May.

COVENANT VIOLATIONS

6665 Grey Eagle Terrace will remain on the list until a determination is made on the covenant violations and the rejected status letter. Jason will be primary contact for this property.

MEETING ADJOURNED at 9:00 p.m.

COMSTOCK VILLAGE HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
OCTOBER 18, 2023

Board President Chas Cox called the Annual Meeting of Comstock Village Homeowners' Association to order at 7:04 pm on October 18, 2023. The meeting was held at Fire Station #18, 6830 Hadler View. A quorum was present via attendance and proxies. Chas welcomed guests that attended and appreciated their participation in the Annual Meeting.

ASSOCIATION REVIEW

Chas Cox presented the Association Review. CVHA is a non-for-profit organization that is in the black. After the vote in May of 2023 annual assessments in the amount of \$88 will be sent out in January of 2024. The CVHA Board members are strictly volunteers, while the Administrator is the only paid employee. The CVHA Board holds money in reserve for issues that might arise.

Chas discussed the Director's responsibilities, highlighting this enforcement of covenants and the review of improvement applications. Complaints submitted by homeowners remain anonymous. Homeowners are encouraged to attempt neighborhood resolution issues on their own prior to contacting the Board. In addition, Chas highlighted that since the last Annual Meeting there have been 76 improvement Applications submitted and 28 home sales in Comstock Village. Chas also discussed activities that Comstock Village Homeowners can participate in which includes the Spring and Fall Clean-up weekends, the annual Garage sale which happens in the spring and the Concert in the Park which is held in June. It was announced that next year's concert is anticipated to be held in June 2024. The City of Colorado Springs also sponsors a twice yearly Fire Mitigation Chipping program which Comstock Village announces to homeowners and, in which they can participate in.

FINANCIAL REVIEW OF SEPTEMBER 30, 2023

Jason Bianchi presented the year in review in regards to the costs/expenditures in the last year. Due to inflation expenses have gone up and Jason talked through the budget line by line. The proposed budget for 2024 was reviewed highlighting like items which have experienced changes in the last year and the recommendations of the \$40 increase per household in expenses due to the rate of inflation at this time.

It was moved, and seconded and passed to approve the 2024 Budget, with the annual assessment to be \$88.00 per property.

COMMITTEE REPORTS:

COMMON AREAS: It was stated the Common Area Committee is a group of dedicated volunteers, which meets monthly to manage over 42 acres. Frank Barber, Common Area Chair, presented a review of the areas which have been concentrated on in 2023 including mitigation, maintenance and what is to be prioritized in the next year. It was suggested that homeowners who would like to volunteer for this committee to assist in the maintenance and all assistance would be welcomed.

TRAFFIC/EXTRA DUTY POLICE: Devon Bufmack from Baker & King Security Services was present and gave an overview of the responsibilities and duties of the security service. He explained they provide patrols 20 hours a month which have staggered times but generally these patrols are done in the evening. He answered homeowner questions on their patrols and areas of concentration. If homeowners have non-emergency concerns, it was suggested they call the CSPD at (719) 444-7000. There is also a website at citycodeenforcement.com which can be used for reporting purposes. Devon gave out cards to homeowners for them to call Baker & King if they have concerns or wish to report an incident. These CVHA patrols are funded by contributions from homeowners and the additional patrols are scheduled based on crime trend in the area.

NOMINATING COMMITTEE: Chas Cox, Cheryl Jensen, John Ugarte, Janet Wagner, Al Watson, and Jesse Wilkinsin are running for election. It was moved, seconded, and passed to open to floor to nominations. There were none, it was moved, seconded and passed to close the floor.

NEW BUSINESS:

Election was held via mail ballots and 112 ballots were received. The ballots were counted by a current Board member and homeowner. The results of the election will be sent out by mass email within the next 24 hours announcing the new Board members.

The 2024 budget was approved.

OPEN FORUM

Questions on financial health of the HOA were discussed with the board assuring homeowners the HOA is in good financial standing. Concerned residents spoke about an unpleasant encounter with a board member due to the removal of waste items into the dumpster during

clean-up week. President Chas Cox will meet with those residents privately to further address the issue.

The new website was discussed and homeowners were told this is a work in progress and updates will continue to be made on an on-going basis.

ADJOURN:

It was moved, seconded and passed to adjourn the meeting at 8:35 pm.

Respectfully submitted.
Cathy Gelston, Administrator