

Minutes of Short Notice IR HOA BOD Meeting
on
24 Feb 2026

Marty Lundy has resigned as President of the HOA. He leaves with many thanks for the important service he performed in leading, structuring, developing and guiding the HOA.

All members of the BOD were present in person or via virtual contact. Travis Reid agreed to fill Marty Lundy's position as President of the HOA. He was appointed to this position by the acting HOA president, Katie Hilton. It is expected that Travis will serve until the next general HOA meeting when he will either be confirmed via vote by the residents, or another president will be selected. He will require increased support from all board members. Travis is typically not available via phone during workday hours (from about 6am to 3pm). However, Katie Hilton, the HOA VP is typically available during those hours.

It was agreed that, for now, the HOA will not police dog/pet CCR violations/infractions. Any sponsor of dogs for adoption should keep those dogs behind a fence, and on a leash when outside such fence.

It was agreed to approve the HOA budget as presented during the last general HOA meeting. A vote for approval was called. Approval was unanimous. There were no objections.

It was agreed that in the future the HOA BOD will meet on the second Tuesday of each month unless the President reschedules or calls off the meeting. The HOA Secretary, RJ Hamilton, will try to replace Marty as the lead for scheduling and running virtual attendance to these meetings via GoogleMeet. However, it is always preferred for the HOA BOD members to meet in person for the monthly meetings. All BOD meetings are typically open for attendance by residents of the neighborhood (except for short notice emergency meetings such as this one). Information about the meetings, such as the agenda, is typically posted on the neighborhood website. Also, signs advertising the meeting are typically placed as reminders at both entrances to the neighborhood 10 days or more in advance of the meeting.

It was agreed that Jenna Hise will be invited to attend the next HOA BOD meeting and can be approved as a voting member of the board at that time. This will still leave the BOD one person short of its 9-member target. All BOD members should encourage others from the neighborhood to serve. If another volunteer is found the President can appoint them to serve on the board until an election at a future general membership meeting can be held.

It was agreed that Scott Stuart will obtain gate keys from Marty, and an HOA meeting sign from RJ, and will be responsible for day-to-day proper operation of the Anderson gate. It was agreed that John Tipps will obtain an HOA meeting sign from RJ and will be responsible for day-to-day proper operation of the Simmons gate. Johnathon Bartee remains the overall gate committee chairman.

A list of HOA President transition tasks was shared and briefly discussed. The most urgent tasks are transfer of authorized bank account signatures, credit cards, and hire of an HOA registered agent. Remaining tasks need to be discussed, coordinated and a course of action approved by the overall BOD. The main focal point for communication with the neighborhood developer, Dan Meinders, is to be the HOA President (now Travis Reid). He is also to be the primary contact for the HOA Lawyer, (Winton).

It was agreed to establish a procedure for collecting unpaid HOA dues. These will most likely be expressed in a new, yet to be developed, HOA Rules and Regulations document.

It was agreed to advocate sale of the lot on Painted Sky and Tomahawk Point from the present owner to one of the builders in the neighborhood. If the owner will not sell, the HOA should send him a letter stating he needs to clean his lot, or the HOA will clean it and send him a bill. Note: Need to have the Rules and Regulations document developed and approved to support this course of action. The HOA should probably schedule a review of a proposed Rules and Regulations document at the earliest opportunity. A committee may need to be formed and DRAFT documents created—perhaps via AI using CCRs and ByLaws as source documents.