

Call to Order – Dale, 7:05

Attendance – Scott Hanson, Dale Olson, Dan, Sue Driza, Gayle Schmidt, Paul Wulf, Eric Tamminga (7:20), JoshStensland (7:20)

Approval of Minutes from November 12, 2025 – Dale

Treasurer's Report – Treasurer Dan

- Balance sheet remains stable
- Customer balances - 1 outstanding customer, plans to pay up shortly
- Final budget approval, below

Committee Reports

- Water/Irrigation – Pete Adams
 - Testing results coming soon
 - Contractor who did the valve repair will return to clean up the area
- Grounds Maintenance – Dale and Dan
 - Plowed the walks recently
 - A few trees down will need to be taken down (Dan and Dale)

Old Business

- Valve at pond has been repaired
- Stay Green Sprinkler contract signed
 - Previous contractors were difficult to work with
 - Previous contractors were not competent re: 13 acre pump
 - Stay Green price is similar to previous contractors, maybe a few dollars less
- Members behind in payments update
 - Dan addressed, above.
- Land sale discussion – 13-acre intersection of Love and Valley center
 - Dan and Dale met with Taylor Construction
 - They want to buy the corner E. of love lane & S. side (our park), 1-1.5 acres
 - They made no offer, they asked us to.
 - They have a building on the West side, and don't want to move it
 - Roundabout plans are still outstanding, nothing known or immediate
 - Recommendation at this point is NOT to sell, as there is nothing imminent
 - Nothing in the bylaws or covenants about selling property
 - Dale went through county docs
 - If board agrees, then $\frac{2}{3}$ membership approval ($\frac{2}{3}$ takes year+ usually)
- Approval of Budget and raise in dues in minutes
 - Approval was preliminary done async, now official approval

- Approval of annual meeting date in minutes
 - Agenda still pending a water report
- Approval of Newsletter in minutes

New Business

- Playground equipment needing attention
 - Resident brought up b/c rubber coating is cracking off
 - In spring, it can be ground off, assessed for additional coating
 - Structure recently assessed and confirmed sound.
- Gayle Schmidt - no concerns, but meaning to join (14 months resident)
 - Streets look amazing!
- Transition planning with Board members “retiring”
 - Both will plan to continue into this coming year.
 - Will plan for one to leave at a time
 - Current bylaws allow for 3 to 5 board members
 - Eric expressed his desire to join the board rather than have it outsourced
 - Paul expressed his desire to be the ‘boat guy’ and help out the pond
 - Has a conflict on the meeting nights
 - Could be a ‘friend of the board’ and be available
 - Currently, Dan made a list of 22 items they take care of throughout the year.
 - Dale’s intent is to continue attending the board meetings for another year after stepping down
- Suggestions for new board members
 - 4 candidates on the list for the final board seat (will be in the proxy)
 - Josh had a few more people express interest, but nothing specific
- Planning for summer projects
 - Blacktop paths sealing (not done in 15 years)
 - Would be contracted out
 - Pond is an ongoing biological problem, and will continue to work on it.
 - Too shallow for more conventional solutions
 - Muskrats eat through the plastic netting, then ducks get in.
 - May need to replant the islands
- Anything else
 - 10 Candlelight - shed installation (12x24), S side, matching house.
 - Approved
 - Resident on Willow (Chantal (SP?)) - detailed list of questions regarding board actions
 - Responses discussed, then approved
 - Question on the life of the well - recently replaced, est. 20 years.
 - Finance bylaws require maintaining an entire replacement fund. If everything breaks, we can replace it all immediately.

- o Other HOAs have recently contacted Dale and Dan to seek counsel because they have a management company that charges 60K and does nothing...
- o Onboarding new board members, Dale found Sue Harken had created booklets of info. Dale might refresh those.
- o Question about creating a community directory?
 - Discussed, but no, because of privacy issues, people are resistant.
 - HOA doesn't even have a full email list of the residence, only 140 or so of 161.

Adjourn: 7:54