

NOTE: unofficial due to lack of quorum

~~Call to Order – Dale~~

~~Roll Call | Attendance – Dale, Scott,~~

~~Approval of Minutes from November 12, 2025 – Dale~~

~~Treasurer's Report – Treasurer Dan (Dale in Dan's absence)~~

Committee Reports

- ~~• Water/Irrigation – Pete Adams~~
- ~~• Grounds Maintenance – Dale and Dan~~

Old Business

- Valve at pond has been repaired
- Stay Green Sprinkler contract signed
- Members behind in payments update (3 at 3Q behind, all sent letters)
- Land sale discussion – 13-acre intersection of Love and Valley center
 - Dan and Dale met with owner of the shop across the intersection
 - Maybe sell to state when the time comes
- Archiving old HOA docs
 - Found doc on HOA property sale - board approves then $\frac{2}{3}$ members approval
 - Other process docs (covenant violations, liens, 13 acre park creation etc.)

New Business

- Playground equipment needing attention
 - Nothing unsafe, but rubber coating peeling off, showing rust
 - Idea: Spring grinding and spray painting
- Question about leaf pickup (member asked)
 - Soil needs outweigh the aesthetics - no action will be taken
- Budget work (Dale and lauri to meet)
 - Increase in dues
- Lighting question by a homeowner
 - Nothing against it in the covenants, LEDs programmable
- Transition planning with Board members “retiring”
 - Zoom account - \$140/yr - will need to get one
 - New member welcoming - currently by Dale
 - Tasks: prep board meeting agenda, prep newsletter
- Suggestions for new board members

- 3 new members needed
 - President needed
 - Treasurer needed
 - Scott will continue as Secretary
- Setting date for annual meeting
 - Ash Wednesday not as good, 25th?
 - Dan to confirm bank location
- Newsletter approval needed

Adjourn: 7:30 pm