

Call to Order – Dale, 7:01

Roll Call | Attendance – Scott

Attendees – Dale Olson, Dan Heimbigner, Scott Hanson, Josh Stensland, Sue Driza (82 Lamplight), Rusty Roberts, Pete Adams

Approval of Minutes from October 8, 2025 – Dale

Treasurer's Report – Treasurer Dan

- Letters sent to those in arrears
- Dale and Dan are visiting one (16 Fireside) (certified letters failed after a month)
- General process - letter sent, then lean on the home, last option to turn water off. (idea: small claims court?)
- P/L - over on 5 items, (mowing, tree maintenance, irrigation system maintenance)
 - Under on other items, net around same

Committee Reports

- Water/Irrigation – Pete Adams
 - Water use was less than estimates
 - Free tool - asset management program through the state (catalog components)
 - No hydrant maintenance necessary this year, yay!
 - SOC/VOCs every 3 years
 - No computers related to water systems (they are all mechanical) - no fear of hacking
- Grounds Maintenance – Dale and Dan
 - Leakage on Candlelight (drainfield) - resident says it has been fixed (new field, etc.)
 - Dan and Dale took down a big tree
 - One dead, around 50 candlelight, lumber poplar, the top is dying.
 - Pond islands have been trimmed (4 hour job)
 - Tim Gram helped w/ boat
 - Need to talk with Mary about feeding the ducks, it's not helping.

Old Business

- Our snow removal contract with Alpha is current through March 31, 2027
- Stay Green Sprinkler proposal
 - Startup, shutdown, and on call for support on major problems
 - Troubleshoot the electrical shorts on the berm (mice in the boxes eat the wiring)
 - Dale to sign and send to Scott for records
- Members behind in payments (4 total #q,4Q behind) 16 Fireside

New Business

- Pond blowout hydrant - Long time dripping, running hydrant (annual leaks reported)
 - Pete and Rusty - Richard Russel (R3 Excavation) (timeline: Nov/Dec)

- Main shut down (2 valves will isolate and avoid resident shutoff)
- New isolation valve being added, to avoid future main shutoffs
- \$6300, funds are already set aside in the maintenance account
- Draft hydrant - repair work on fire suction at the pond
 - 5" cap, difficult to make a fit for a pump, Pete still working on the solution
 - Rusty suggested a different approach to the fitting size, options.
- Land sale discussion – 13-acre intersection of Love and Valley center
 - Taylor construction, planning for the roundabout (Russ Olson, engineer)
 - Want to buy 0.7 acres on the corner, from our park
 - More details needed from their plan
 - Process for selling land - it is a membership decision
 - A survey of the land is necessary, maybe we could get them to survey the whole park and get it approved as park land (?) County might be responsible
- Transition planning with Board members stepping down
 - Zoom account is Dale's personal account, new president will need to figure out
 - When contracts are due
 - When the pond gate open/close
 - Dan/Dale happy to continue helping maintenance, can continue attending the meetings
 - Each board member to talk with 2 more home owners
 - Get their emails, and attend future board meetings
- Suggestions for new board members
 - Rusty? (I'll do it again, if I have to...)

Adjourn: 7:44