

Meeting Minutes 6-23-26

Finance Update

The majority of property owners are now paying their dues. There is still \$4,600 currently outstanding dues from eight owners.

The HOA currently has a balanced budget with \$5,460.48 in the account. Taxes for the year have been filed, and all major expenses accounted for.

Proposed Covenants Changes – Small business clarification

Proposed changes to clarify what types of small businesses are allowed. The VP emphasized that the board wants to support homeowners who want to run small businesses out of their homes in a way that is complementary to the neighborhood.

A homeowner expressed concern with how the proposed covenant did not specifically define what “incidental use” is. The proposed covenants will allow the HOA Board to determine this.

The primary concern associated with businesses is increased vehicle traffic. Several homeowners expressed concern about increased traffic due to narrow roads, kids playing in the street, etc.

There was discussion about whether the proposed changes included trailers and business vehicles parked in driveways. The board confirmed that this amendment will not change the current policies regarding trailers and/or commercial vehicles as outlined in the covenants.

Fencing Change

The board introduced a proposed change to allow homeowners to install fencing on the side of their house as long as it is ten feet back from the front corner of the structure. There were no concerns raised with this change. It was noted that several homes have already made these changes.

The Board emphasized that homeowners should consult and gain the concurrence of their neighbors before making any substantial changes to their property.

Board Elections

The VP and Treasurer positions are up for election this year. To date there is one volunteer for VP and none for Treasurer. Rod has agreed to continue as treasurer for another year if no one else steps up.

2026 Elections

Homeowners will receive a digital ballot via email for board member elections in early August. Members are asked to submit any recommended changes to the proposed covenants to the board via email no later than 31 July 2026. Unless there are substantive changes, the updated proposed amendments will be included in the July elections.