

Meeting Minutes July 15th, 2025

5:30pm at 8612 Eagle Ridge

Attendees: Directors: Mike Mills & Nate Frankart ASC: Dan King & Jason Anderson
Admin: Carrie

Agenda Items:

1. **Hale improvement application-** discussion ensued pertaining to the "skylights" and the drawing that was submitted left a few questions about where and how much shingle roof would be implemented. The Board discussed the rules of having a "Shingled roof that matches the house" as the standard, and allowing "manufactured skylights" as used throughout the neighborhood. (The directors do not have an issue with multiple skylights). However, the submitted drawing looks like a poly roof with a border of shingles, which does not meet the standard set by other homes in the neighborhood.
2. **Dues status-** Past due 2025 dues will be turned over to the lawyer for collection.
3. **Letter for Berry lien-** a letter has been crafted to mail to homeowner to request payment in full by the end of September, or the lien will be updated and more lawyers fees will be tacked on.
4. **previous meeting minutes to sign-** May meeting minutes approved
5. **Two checks for signatures-** lawn maintenance and admin work checks signed
6. **MAY Bank statement for review-** reconciliation report reviewed. June statement was opened. A new paper statement fee will be implemented at \$4 per month effective 9/1/25. Directors asked Carrie to enroll in eStatements.

Adjourn: Next meeting TBD

Signatures for Approval:

Mike Mills:  _____ Date: 10/6/25

Nate Frankart:  _____ Date: 9/15/25

Zack Lawson: _____ Not present _____ Date: _____