

BOARD OF TRUSTEES BOT MEETING SUMMARY MARCH 29, 2025

COMMITTEE REPORT: Dan Morgan

This month has been quiet yet steady for all committees. The Architectural Control Committee (ACC) issued four new permits and closed one permit, maintaining a total of 40 site developments.

The Forestry and Nature Committee issued one emergency removal permit this month. Additionally, we assisted several neighbors in addressing concerns about dangerous trees; one permit was closed with a commitment to replant two trees.

Notably, the committee will host a Forestry and Nature Fair following next month's board meeting in the parking lot, weather permitting; otherwise, it will be held in the Martha Smith Room. The event promises fun activities and prizes for children, and will cover topics such as gardening tips, recycling, reusing, and nature appreciation.

The Lakes Committee did not convene in person this month due to scheduling conflicts but coordinated via email. Thor, the chairperson, confirmed that water levels are normal for this time of year, slightly lower than peak levels but within normal range. Water clarity is excellent, and the weed situation is under control.

Excitingly, the Lakes Committee has scheduled the third annual Fishing Derby for June 7th or 8th at Pine Lake. This event is for kids up to age 17 and promises a fantastic time.

Regarding compliance, I am pleased to report a relatively incident-free month. We received multiple reports concerning signage throughout the community, particularly in undeveloped lots, and continue to work closely with members on these issues. Inquiries about architectural projects were also received, along with a few neighbor-to-neighbor disputes, which were successfully resolved. Overall, it has been a productive month for compliance and our committees.

GM REPORT: Phil Ronning

This morning, we reviewed the financial updates for August 2023. I have successfully processed an application with the IRS for the Employee Retention Credit, a post-COVID initiative to reward employers who maintained operations and retained employees during the pandemic. Initially, the program seemed unlikely to succeed, especially after the IRS paused it due to widespread fraud. However, the IRS reopened the initiative, and to date, we have received \$340,000 from the IRS.

We employed Omega Accounting from Irvine, CA, to handle this process. They work on a contingency basis, taking 15% of the recovered amount. After their commission, we anticipate clearing \$430,000. This influx of funds comes at a critical time as our cash position has deteriorated over the past few years.

The combination of budget cuts and this financial gain has restored stability to our financial situation. It is vital to use these funds to stabilize our finances and maintain a reserve for contingencies. For example, last month, we incurred a \$5,500 expense to remove a fallen tree that threatened the Marina's gazebo and restrooms. Ranger Tree Service and Tanner Electric were engaged to complete this task.

The annual budgeting process has commenced, encompassing both the operating and capital budgets. An immediate concern involves Marina's floats, which sustained significant damage this year. Consequently, we must expedite their replacement, initially planned for three years later, with concrete-based floats that offer greater durability.

Improvements to the restaurant include installing new lighting along the pathway and addressing the loading dock issues. We are expanding the asphalt to better accommodate trash bins and adding space for another freezer due to ongoing maintenance challenges.

Survey participation remains essential. A recent survey went out six weeks ago, and another is currently online. Please complete them promptly. Thank you all. Have a wonderful day.

GOLF REPORT: Molly Miller

I would like to extend my gratitude to Phil for his report.

I am pleased to announce an exciting new initiative that we will be launching in May. We have been working on this since October, engaging in discussions with several members who enjoy walking but are unable to play golf due to health reasons affecting their ability to perform full swings.

Starting this year, we will introduce the "Pitch, Putt, Power Walk" group sessions. These sessions will take place on Mondays and Thursdays from 7:00 AM to 8:00 AM. This new walking group will involve participants using only a wedge and putter while walking approximately two miles. Participants will begin at the green, pitch their shots, putt, record their scores, and then power walk to the next green.

We have already received considerable interest in this initiative. An email will go out to all members this week with details about an upcoming meeting on April 28th at 3:30 PM. After the meeting, there will be lessons on wedges and putting techniques for beginners.

Given the anticipated participation, we plan to organize groups of four to ensure a smooth process on the putting green. We have reviewed the schedule and determined that the sessions will not interfere with yoga classes or other leagues, as they will conclude by 8:00 AM.

During the 7:00 AM to 8:00 AM time slot, the course will be open to regular play. This initiative offers a wonderful opportunity for members who enjoy walking, to be introduced to golf.

This program aims to accommodate members who have undergone knee or hip replacements and cannot perform full swings during their recovery. It also serves as an organized way for other members to engage in the sport.

There will be a cost associated with this activity. Guests staying with members may participate as well. Thank you for your attention and involvement.

BOT REPORT: As Phil mentioned, the second survey is available on the website. Please visit and fill it out; check your email for the link.

FINANCE COMMITTEE UPDATES: Jerry Hines

The first budget Finance Committee meeting of the year was held on the 27th. We tested an AI summary tool, producing a two-page document with next steps assigned to names. It provided a sequence of the meeting but required some editing for accuracy. This tool aims to save staff time in documenting committee meetings.

MEMBER COMMENTS:

11/071 Phyllis Zander: You're discussing changes to governing documents at this special meeting in August. I am concerned about why these changes are being made. If the changes are due to state law violations, I need to know the specific reasons and which laws are being violated. I've asked this question multiple times without receiving an answer. It's important to know if there are actual violations or if changes are being made for other reasons. I request a copy of the proposed changes and their justifications a month before the meeting to review them properly. I am willing to help with making copies. Keep it simple.

Jerry: You want clarification on which laws we might be violating and how they affect our covenants, correct?

Chris: Yes, that's what she's referring to.

Deb: Phyllis, would you like the RCW attached to the specific proposed change?

Phyllis: Yes, if we're violating state law, show me where, how it is violating state law. Yes, I want you to say we have it written this way but we technically, according to what county is saying...but then it always says 'unless you have governing documents.' It's almost like if you don't have anything, we're giving you something you can do, but if you have governing documents you are OK - you don't need to do this. I want to ensure we're not doing something just because it's available.

Jerry Hines: The big picture answer is we talked about this a year ago and the attorney did furnish a lot of that information, then basically, he said the law is changing again there is no use doing this twice, you're going to put it off, and we did. But you will have a full summary of what conflicts and what does not. This is not just everything at once vote, it'll be -you know if there's a dozen things that need fixing -there's things that must be fixed and things that are suggested, each of those will be an individual thing you can vote on. It's not trying to squeeze everything around the corner.

Chris: So, everybody else has brought this up - I think we've talked about this about 6 times, so all of this will go on the Talking Points for next month, and make sure that we have a clear outline. Right now, there is nothing legally that we've been asking members to do right now. That's still a month down the road. We'll answer this as a hot topic so she'll have a clear idea what the plan is.