

Board of Trustees Talking Points for BOT Meeting June 28th, 2025

GM: General Manager

AGM: Assistant General Manager

OS: Office Staff TH: Town Hall

Talking Points

1. **Member Question:** Water Quality: There is residue on my faucets after I run water.
 - a. **Answer:** This question will be forwarded to our water department.
2. **Member Question:** Honey Bucket at Pine Lake; it is an eye sore and wasn't there last year.
 - a. **Answer:** This belongs to the Association and was used for the fishing derby. Members have asked that it stay for the summer as there is no restroom around that amenity.
 - b. **In Addition:** The staff will be moving its location and building a fence around three sides of it to help reduce the overall visibility by neighbors who have voiced concerns.
3. **Member Comment:** Pine Lake Fountain is not running at 100%
 - a. **Answer:** The system at Pine Lake is twenty plus years old and it was recommended by the staff that we look at updating the system overall.
 - b. **In Addition:** The staff have recently gone out to remove a blockage and will revisit the site next month for follow-up maintenance.
4. **Member Comment:** Member feels we should not restock Pine Lake with fish as the water is mucky, and the fish are unhealthy in their opinion.
 - a. **Answer:** The Board has decided to continue to stock Pine Lake as it provides widespread member benefits.
 - b. **In Addition:** The lakes committee will do a review of the lake. However, the staff have been working on the muck reduction.
5. **Member Concern:** Concerned that Adults are fishing at Pine Lake and that there is no real enforcement option.
 - a. **Answer:** The board agrees that it is hard to enforce certain rules in a timely manner. However, members are always encouraged to continue to report issues to the office.
 - b. **In Addition:** The board has received feedback on Pine Lake from several members regarding this amenity. In the past the board had taken steps to raise the age limit to under 18 so that more kids would have something to do. However, additional feedback was received that parents would prefer to fish with their kids instead of just sending them down by themselves. The current restriction doesn't work towards providing a family environment for members to enjoy.

The board has decided to remove the age restriction at Pine Lake. This is an amenity that should be enjoyed by all members and their guests. The Governing Documents do not support restricting amenity based on age.

Reference

ARTICLE III – MEMBERSHIP

Section 3. Members Right to Use Common Area. Members and associate members in good standing, their family, and their guests shall have the right and a nonexclusive easement of enjoyment in and to the Common Area, and Amenities, and for ingress and egress over and through the Common Area

ARTICLE VIII - POWERS & DUTIES OF THE BOARD OF TRUSTEES

Section 1. Powers. The Board of Trustees shall have power to:

1. Adopt and publish rules and regulations governing the use of the Common Area and Amenities and the personal conduct of the Members, Associate Members and their guests.