

BOT Meeting Summary 10/25/25

Board Approves Roof and Fence Repairs

The board meeting was called to order by the Board President, who led the Pledge of Allegiance and conducted roll call. The board reviewed old business items including associate member totals, lot numbers, water connections, and land held for sale, noting that the annual picnic was held on September 27th. The board approved last meetings minutes.

Board Approvals and Permit Updates

The board approved several motions regarding sheds and fencing, and granted a 6-month extension for on-site development. They also confirmed the schedule for upcoming board meetings and town halls, with no meetings in December. Additional town halls added in March and July. The compliance specialist, representing the ACC and forestry committee, reported on recent activities, noting 4 new permits were issued and 3 permits closed, with 224 total permits remaining. The General Manager discussed project extensions, permit management, and compliance issues, emphasizing the need for members to report dangerous trees and branches, especially as winter approaches.

Riviera's Project and Financial Updates

The General Manager also highlighted the positive financial performance of the restaurant, which cost members only \$14 per lot, and mentioned that we have reduced the delinquency rate for dues to 10%. He also mentioned that he would provide a comprehensive report of the past fiscal year in letter form for members to review.

Riviera Maintenance and Operations Review

Riviera discussed upcoming maintenance projects, including a hood cleaning and deep clean at the Lakeshore Restaurant on November 20th, which will require closure. The board also reviewed the Marina Float Repair Project, which aims to extend the floats' lifespan by 5 years. Golf and Grounds reported on their ongoing maintenance tasks and the installation of a split rail fence in the campground. The administrative side noted a surge in payments and the start of the new fiscal year. A member raised concerns about recent board actions and violations of covenants and bylaws, while another member challenged false statements made by members during meetings. A third member expressed concerns about discrepancies between public statements and actual outcomes of board decisions.

Member Communication Concerns

Members expressed concerns about the board's communication methods, emphasizing the need for traditional mailings over electronic surveys and the lack of transparency regarding

bylaw and covenant changes. Issues such as non-compliance with building permits and overcrowded parks due to short-term rentals were raised, with suggestions for caps on rentals and increased fines for non-compliance. Riviera encouraged community involvement in architectural committee meetings to address ongoing concerns.

Board Meeting Budget and Voting

The Board President clarified that state law allows board members to attend meetings via Zoom, even if not specified in the bylaws. She also explained that changing or banning short-term rentals would require a vote from membership, which is challenging given the current election process.

Financial Transparency and Voting Rules

A member raised concerns about the lack of a final budget being presented after the fiscal year ends, highlighting issues with the KPI report and the true financial situation, including the use of site deposit fees and prepaid dues. The member discussed concerns about financial reporting and transparency, emphasizing the need for accurate, timely financial information. The General Manager committing to improve financial reporting to include numbers requested by members. Another member raised questions about voting requirements for bylaw and covenant changes, which led to a discussion about extending voting deadlines due to state law requirements. The board also addressed questions about KPIs and financial statements, with a member explaining that while the organization has significant capital accounts, operational funds are limited. The conversation ended with a discussion about ensuring accurate vote counting and maintaining compliance with existing rules, particularly regarding chicken keeping in the community.