



Board Organizational Meeting

January 31, 2024

Members Present:

Julie Hussey, Lon Waggoner, Stephen Wood, Tom O'Brien, Jody McAuley, Roy Rathbun, and Bob Adams

Management Present:

Emily Simpson & Mary James

Julie called the meeting to order at 12:05pm.

Bob made a motion to pay 148 Civitas LLC as per the 2014 Fee Agreement. Tom Seconded. All in favor. Motion passed unanimously.

Stephen made a motion to appoint Chris Bonner to the IDC Committee. Lon Seconded. All in favor. Motion passed unanimously.

Bob expressed his concerns surrounding the contemporary look of Bonner's website. The Board reviewed the website and noted that we can always appoint someone new in the future if issues arise.

Election of Officers:

President: Tom O'Brien was nominated. Lon Seconded. There being no other nominations, Tom O'Brien was elected by unanimous consent.

Vice President: Bob Adams was nominated. Roy Seconded. There being no other nominations, Bob Adams was elected by unanimous consent.

Treasurer: Bob Adams was nominated. Lon Seconded. There being no other nominations, Bob Adams was elected by unanimous consent.

Secretary/Communications: Tom nominated Julie Hussey. Lon Seconded. All in favor. Motion passed unanimously.



Committee Assignments:

Landscape & Infrastructure: Julie nominated Roy Rathbun. Lon Seconded. All in favor. Motion passed unanimously.

Covenants: Julie nominated Lon Waggoner. Tom Seconded. All in favor. Motion passed unanimously.

Amenities: Tom nominated Jody McAuley. Stephen Seconded. All in favor. Motion passed unanimously.

IDC: Bob nominated Stephen Wood. Lon Seconded. All in favor. Motion passed unanimously.

Tom suggested creating a legal committee to discuss possible legal matters that arise in hopes of getting a better hold on rising litigation costs. This committee would be comprised of attorneys that live in the neighborhood and could assist in the majority of issues that come up before sending matters to our HOA attorneys. Julie suggested that this committee not only consist of attorneys but also developers and other members of the community. Jody commented that the neighborhood cannot continue to afford \$150,000 lawsuits. Ultimately, it is the Board's goal to understand situations and decide how to best proceed without needing to spend large sums of money on legal matters. Bob also expressed his strong support for reaching settlements.

Tom made a motion to move into executive session at 12:46pm. Lon Seconded. All in favor. Motion passed unanimously.

Tom made a motion to move out of executive session and back into open session at 1:06pm. Lon Seconded. All in favor. Motion passed unanimously.

There being no further business, Bob made a motion to adjourn at 1:22pm. Lon Seconded. All in favor. Motion passed unanimously.