

The meeting was called to order at 9:15 a.m. by President Wendy Martin

Benediction was provided by: Cathy Grimes Followed by the **Pledge to the Flag**

Attendance:

President Wendy Martin	present <u>x</u>	absent _____
Vice president Cathy Grimes	present <u>x</u>	absent _____
Treasurer Roxana White	present <u>x</u>	absent _____
Public Works Director Bill Piles	present <u>x</u>	absent _____
Ecology Director Sam Verzwijvelt	present <u>x</u>	absent _____
Parks and Rec Director Lynne McCleary	present <u>x</u>	absent _____
Legal - Vacant		
Secretary - Vacant		
Building Control - Vacant		

A quorum was established. Yes X _____ No _____

Minutes of July 12, 2025 Cathy Grimes gave a summary of the notes she had taken at the July meeting which included July Motion #1 to approve the June minutes and July Motion #2 to approve transfer of \$6,000 from Reserve/Savings account to Operating account to pay the CPA review of our financial books.

Motion to accept the minutes from the meeting of JULY 12, 2025 is delayed until the September meeting as the minutes had not been transcribed.

August Motion #1: To accept the minutes: Name Delayed Seconded:

Number in favor _____ Opposed _____ Abstention _____
Motion carries yes _____ no _____

President Report: Wendy advised a sign up sheet was located on the back table in clubhouse for members to sign up to be on a By-laws and RC's committee or committees. She advises that this Fall and Winter we will focus on review and revision of these guidelines. The request for committee members will also be posted in the newsletter. John Lillard reminded us that a "committee" needs led by the LEGAL board member; "Meetings" can be led by someone not in an official capacity. He suggested we solicit the membership for someone to accept the Legal board position, even if temporarily, to lead the review and revision of the guidelines. He also reminded us that the documents will need approval with a quorum from the entire community, and that we must follow the current by-laws on any changes that may be made. The Board **does not solely** vote on the revisions; the property owners **do** vote on the revisions. It is required that the vote take place at a special meeting or at the annual meeting with a quorum, same as for elections to the board. It is believed that both revised documents should be filed with the county. **RC's must be recorded at county office; By-laws do not necessarily need to be recorded.**

Bill suggested we look at the current amendments to see what may have been removed years ago. Wendy expressed concern regarding the possible situation if no one steps up to take a board position.

Vice President Report: Cathy reported on a petition signed by residents that was given to the county commissioner to remove a property that was damaged by fire; it is our understanding that the county has a fund to assist in removal of hazardous material. No update on the county's response at the time of our meeting was available.

Treasurer Report: Roxana White reviewed the financial status. No auditor has accepted our request for an audit of past and current finances. John Lillard suggested we audit only for the current fiscal year. Roxana advised we are looking for members to join an auditor's committee if we cannot hire an

outside auditor. She provided handouts of the current treasurer's reports. The balances in our accounts are as follows:

Operating account: Bank: \$36,589.64 Quickbooks: \$29,945.92

Reserve account: Bank: \$65,690.40 Quickbooks: \$65,690.40

CD account: \$51,280.71 Same in Quickbooks

Credit card pending: \$683.50

Total pending AMAs in arrears: \$74,564.09 as of July 31, 2025

Secretary report: None

Legal report: as provided in VP report

Building Control / Public Works report: All slag has been applied. There is a building permit log on the office computer; No permits were issued in July. His committee reported 57 volunteer hours for July. He advised there is no specific date to close the park bathrooms. They will remain open until it gets cold enough that the plumbing needs winterized, most likely late September or October. Karen Gohn advises that no slag was put on Cheyenne Trl. She mentioned an altercation with a person upset on the use of the gravel roads. Discussion on the use of slag and gravel roads was tabled by Wendy for a later discussion.

Ecology report: Sam announced September 20 will be the next community clean up event at 9:00 am. Volunteers are to meet at the office/gatehouse area.

Parks and Rec Report: APOA hosted Merchants Millpond State Park on August 5th; that program recap was provided. Upcoming events announced: Fall Festival Oct 25, Trunk or Treat Oct 31. Plans for both are in progress.

Old Business: None

New Business:

John Lilliard presented a letter he composed in response to community members telling him he was "believed to have started a coup". He denied this allegation. He listed four points that he brought up in prior meetings that he believes has had no responsive action. He ended his letter recommending that if the Board cannot enforce the RC's, nor operate within the Bylaws, then the board should propose the APOA be dissolved on the next ballot. His letter has been attached to the Minutes as per his request.

Sam addressed an anonymously written complaint received by some members of the board and community. He suggested a special meeting be arranged to further address the complaint. August 20 at 2pm was suggested as the date for this special meeting. That date was not confirmed. The special meeting will be addressed in the newsletter and a scheduled date will be confirmed.

It was requested by the attendees that the board be more supportive of residents that do speak out on complaints to encourage more members to accept board positions.

Becky Yaekel advised that after the heavy rain of June 16 her lawn flooded. Although it all drained overnight with no resulting damage, she questions if the newly poured concrete at the clubhouse driveway might have contributed to the flooding; she also questioned when the manhole there was last cleaned out. Bill advised he was unaware but he would look at that situation.

*CORRECTION 9-13-25: Becky Yaekel stated it was the change in land elevation from digging the dirt for the concrete, not the concrete itself. More specifically, it was the location of the disposed dirt pile which may have caused the problem.

Motions: none

Motion # _____

Neighborhood Watch: Kitty advised that under-aged drivers of golf carts was reported. If stopped by police, we could lose our golf cart privileges in the park. She also stated that the doors to the clubhouse were propped open for lengthy period of time; She stated that several event signs, including political signs, were in violation. Event signs should be removed 24 hours after the event; A truck was reported parked on the grounds behind the clubhouse; the doors to the clubhouse were propped open for a lengthy period of time during the weekend; left over concrete was disposed of on Arrowhead property by a contractor; once the property owner became aware of this disposal, the owner did clean it up; Kitty quoted from RC, Article 13, Section 10, C: 6 and 7; Neighborhood Watch duties are to submit reports of vandalism, destruction of Association property, traffic violations, and other activities detrimental to the subdivision. Neighborhood Watch should provide recommendations to the board as to appropriate responsive action; we do, per the recommended action, contact the local police. The committee reported 135 hours and 50 minutes from July 10-August 13, 2025.

The question arose from the attendees on how to handle solicitation signs that are posted by third parties on private property; owners of the private property may remove those signs.

Office Report:

Becky Ellsworth reported on fobs and membership card procedures. She suggested the membership card language in RC's be revised and that "key fobs" should replace "membership cards". Members can get a card printed at the office if requested. She reminded us that the number of guests in the park is determined by the reigning board. Currently no limit on guests is in place.

Webpage: No report

Newsletter: Colleen Nicholas reported on the expected printing and mailing; receipt of vendor ads; \$25 for a single ad and \$100 for 6 issues; she advises she has received many suggestions for articles in the the current pending newsletter; she requested additional material from the community for the upcoming newsletters. She suggested we use the color ink that we have in stock, but that this newsletter will be printed in black and white ink only. Wendy added that she did some research on having the newsletter printed by an outside party. The cost was \$900 to print in black and white. She advises a verbal quote of \$2,000 was received to repair the color printer currently owned by the APOA. No vote was taken on the repairs at this time.

New residents: none reported

Other: none reported

Motion # _____ Name _____ To adjourn meeting at _____
am/pm

in favor opposed 0 abstentions. Motion Carried yes no

Benediction: Cathy Grimes

Adjournment: Called by Wendy Martin at 10:41 am.

Respectfully submitted,

Lynne McCleary (name)