

Meeting Agenda

January 25, 2024

Attendance:

Board of Directors: Amand Bell, Katelyn Knoetzel, Brent Boisvert, Dale Empey & George Kafouros,

- Meeting Called to Start: 7:00pm PST
- Call to Order/Opening remarks
- Approve Meeting Minutes:
 - August 2023 Meeting
 - Motion: Katelyn Knoetzel,
 - Second: George Kafouros,
 - Ratification Meeting
 - Motion: Katelyn Knoetzel,
 - Second: George Kafouros,
 - Annual Meeting
 - Motion: Katelyn Knoetzel,
 - Second: George Kafouros,
 - Onboarding Meeting
 - Motion: Katelyn Knoetzel,
 - Second: George Kafouros,
 - Management Company Meeting
 - Motion: Katelyn Knoetzel,
 - Second: George Kafouros,
 - Executive Session: Meeting with AMS
 - Motion: Katelyn Knoetzel,
 - Second: George Kafouros,
- Treasurer Report:
 - CD's have been corrected at Chase bank
- Old Business:
 - Parking Rules/Resolution
 - Towing signs have been placed at all overflow lots
- New Business:
 - Pool Reserve Account
 - Motion: George Kafouros motioned to create a Pool Reserve account
 - Second: Dale Empey
 - Votes: Unanimous
 - Pool Rules documentation:
 - Motion: George Kafouros motioned to approve new rules signage and to have homeowners sign agreement of new rules before pool opens
 - Second: Dale Empey
 - Votes: Unanimous
 - Updated Collections Resolution
 - Motion: None – Board decision to table vote until lawyer can reivew
 - Votes: Vote Postponed
 - Amendment to Bylaws
 - Motion: None – Board decision to have lawyer update amendment and Board of Directors term limits
 - Votes: Vote Postponed
 - Property Management contract
 - Invest West:
 - Motion: Brent Boisvert moved to leave Invest West Property Management company as the Green Mountain Property Management company

- Second: George Kafouros
 - Votes: Unanimous
- New Management Company
 - Motion: None – Board decision to negotiate with AMS on ARC fees. Brent and Katelyn have results by 1/31/2024.
 - Votes: Vote Postponed
- Change of Internet/Phone Company: Comcast vs Zply
 - Motion: Non – Board decision to verify Zply contract terms.
 - Votes: Vote Postponed
- Compliance Inspections
 - Motion: George Kafouros motioned to not have Invest West perform inspections in February or March 2024, rather the Board of Directors will complete inspections in February.
 - Second: Brent Boisvert
 - Votes: Unanimous
- 2024 Reserve Study – available on IW Portal
- Phase 4A update
- Future HOA Board Meetings
 - April 25th at 7:00pm
 - July 25th at 7:00pm
 - October 3rd at 7:00pm
- Future Committee Meetings
 - Communications Committee Meeting – February 7th at 7:00pm
 - Landscaping Committee Meeting – February 8th at 7:00pm
 - Social Committee Meeting – February 29th at 7:00pm
 - Financial Committee Meeting - TBD
 - ARC Committee Meeting - TBD
- Committee Reports – No updates available
- Questions & Comments
- Move to Executive Session
 - Delinquent accounts:
 - Motion: Amanda Bell motions to send Homeowner A to collections
 - Second: George Kafouros
 - Votes: Unanimous
 - Motion: Amanda Bell motions to have IW send a letter to Homeowner B Ave to pay in full by 2 weeks from today or they will be sent to collections
 - Second: George Kafouros
 - Votes: Unanimous
 - Motion: Brent Boisvert motions to table the remaining homes Homeowner C, Homeowner D & Homeowner D and not send to collections until more research can be done.
 - Second: Dale Empey
 - Votes: Unanimous
- Move back to open session
- Adjourn Meeting:
 - Motion: Katelyn Knoetzel motioned to adjourn the meeting
 - Second: Dale Empey
 - Votes: Unanimous

Meeting Ending: 9:01pm