

Green Mountain Phase 1 Board Meeting

December 10, 2024

7:00PM via Zoom

Board Members in attendance: Katelyn Knoetzel, Andrea Guerber, George Kafouros, and Amanda Bell

- Call to Order at 7:00PM, Katelyn Knoetzel
- Motion to add to agenda
 - Motion to approve: Andrea Guerber
 - Vote; Yes: Unanimous
 - Open Discussion
 - Position switch between Amanda and Katelyn
 - Corporate Transparency Act
 - Executive Session
- Open Discussion
- Approve meeting minutes – October 2024 Meeting Minutes & November Board Meeting Minutes_11.21.24
 - Motion to approve: Katelyn Knoetzel
 - Vote; Yes: Unanimous
- Ratifications
 - Position switch between Amanda and Katelyn
 - Corporate Transparency Act - Has to be done by end of the year, AG is doing for us
- Review Robert's Rules of Order
 - Will be using for meeting structure beginning January 2025
- Review 2025 initiatives
 - Will Address in January newsletter
 - Pool Access, ARC Resolutions and Update to Bylaw Amendment
 - Motion to approve: Katelyn Knoetzel
 - Vote; Yes: Unanimous
- Motion to adjourn to Executive Session
 - Motion: Katelyn Knoetzel
- Executive Session @7:34PM
 - Fee reversal requests
 - Motion to adjourn back to open session
 - Motion: Andrea Guerber
- Homeowner A
 - Motion: Andrea Guerber, waive \$25 fee
 - Vote: Yes, Unanimous
- Homeowner B

- Motion: Katelyn Knoetzel, deny the \$100 fee request waiver, while providing Fines & Enforcement Resolution,
 - Vote: Yes, Unanimous
- Adjourn
 - Motion: Andrea Guerber, @8:01pm