

Green Mountain Phase 1 Board Meeting

June 3rd, 2025

7:00PM via Zoom

Board members in attendance: Katelyn Knoetzel, Andrea Guerber, George Kafouros, Amanda Bell, Brent Boisvert

- Call Meeting to Order at 7:01PM by Katelyn Knoetzel
- Opening Remarks
 - Amanda Bell motions to add the topic of pool issues since opening and pool rule adjustments to new topics
 - Seconded: Katelyn Knoetzel
 - Unanimous Approval
- Homeowner Open Forum
- Approve Meeting Minutes - May Meeting Minutes
 - Katelyn Knoetzel motions to approve May Meeting Minutes
 - Seconded: Andrea Guerber
 - Unanimous Approval
- Treasurer Report
- Committee Reports
 - Architectural Control Committee Report
 - Landscape Committee Update
 - Pool Committee Update
 - To discuss under new topics
- Community Updates/Old Topics:
 - Grill Repair/Replacement
 - Pool Bathrooms
- New Topics:
 - Proposed meeting conduct/Robert's Rules
 - Discussion; No action taken
 - Ratifications:
 - Temporary Spa Light Solution: Spotlight purchased from Amazon and installed; Unanimously approved
 - Pool Committee Member: Amy Rew; Unanimously approved to join the committee
 - Pool Issues/Rules
 - Hours
 - Katelyn Knoetzel; motion to move pool hours 6:00AM - 9:00PM
 - Seconded Andrea Guerber
 - Andrea Guerber; motion to amend to move pool hours to 7:00AM - 10:00PM
 - Seconded: Brent Boisvert

- Andrea Guerber: motion to amend to move only pool closing hours to 10:00PM
 - Seconded: George Kafouros
 - Vote: 3-2 (Amanda Bell and Katelyn Knoetzel voted down)
- Guests
 - KK; motion to limit guests to 2 guests per address
 - Seconded AG
 - Vote: 3-2 (George Kafouros and Brent Boisvert voted down)
- Add footnote regarding “horseplay”
 - Will ask lawyer to clarify, will then vote based on lawyer verbiage
- Sports equipment on pool deck
 - Will ask lawyer to clarify, will then vote based on lawyer verbiage
- No personal grills allowed within the pool area
 - Ask lawyer and insurance
- Add access control to document (not sign)
 - Amount for replacement key card
 - Katelyn Knoetzel; motion that replacement key card cost be \$50
 - Seconded: Amanda Bell
 - Vote: Unanimous
 - Number of card/household
 - Andrea Guerber; motion to provide first key card for free, and a second can be purchased for \$25
 - Seconded: George Kafouros
 - Andrea Guerber; motion to amend to allow second key purchase only allowed in 2025, or homeowners first pool season
 - Seconded: George Kafouros
 - Vote: 4-1 (Brent Boisvert voted down)
- Security/Enforcement
 - ID's for BOD and Pool Committee Members?
 - Amanda Bell: motion to get ID'S for BOD and Pool Committee Members (if they want to) to use to identify ourselves
 - Second; Andrea Guerber
 - Vote: Unanimous
 - Pool Rule Enforcement
 - Discussion; No action taken
- Katelyn Knoetzel: Motion to move to Executive Session at 8:58PM; Second: Andrea Guerber
 - Homeowner Reviews
 - Brent Boisvert left at 9:11PM
 - Topics for New Lawyer
 - Certified letters

- Resolutions
- Pool
- Katelyn Knoetzel: Motion to move to open session at 9:31PM
- Katelyn Knoetzel: Motion to refund \$75 (\$25 and \$50) to Home A and dismiss violations associated with the fines, change 5/9 violation to notice to correct
 - Seconded: Andrea Guerber
 - Vote: 4-0 (Brent Boisvert abstained)
- Katelyn Knoetzel: Motion to not waive any fees for Home A regarding trash cans in view
 - Seconded: George Kafouros
 - Vote: 4-0 (Brent Boisvert abstained)
- Katelyn Knoetzel: Move to Adjourn Meeting at 9:33PM