

## 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