

Green Mountain Phase 1 Board Meeting

July 1st, 2025

7:00PM via Zoom

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

- Call Meeting to Order: Katelyn Knoetzel @ 7:00PM
- Opening Remarks
 - Andrea Guerber motions to postpone the pool rule topic since the lawyer review has not come back yet, and remove the 4th of July Event Cost since the expenses do not require a vote
 - Seconded: Amanda Bell
 - Vote: Approved - Unanimous
- Homeowner Open Forum
- Approve Meeting Minutes - June Meeting Minutes
 - Katelyn Knoetzel motions to approve June Meeting Minutes
 - Seconded: Andrea Guerber
 - Vote: Approved - Unanimous
- Treasurer Report
- Committee Reports
 - Architectural Control Committee Report
 - Landscape Committee Update
 - Pool Committee Update
- Community Updates/Old Topics:
 - Grill Repair/Replacement
 - Andrea Guerber motions we purchase two new grills for approximately \$2,200 each and contract with Charter Construction to install the new grills for \$3,695 + tax, to be taken from the Shared Pool Reserve Cost Center.
 - Seconded: Katelyn Knoetzel
 - Vote: Rejected - Unanimous
 - Pool Bathrooms
 - Ratifications:
 - Charter Temporary Bathroom Repair
 - Lawyer Review of Pool Rules
- New Topics:
 - 2024 Audit/Tax Return
 - Andrea Guerber motioned to sign the Newman CPA management representation letter and approve the 2024 audit and tax return completed by Newman CPA.
 - Seconded: Amanda Bell

- Vote: Approved - Unanimous
- Pool Rules - Postponed
- Fines and Enforcement Resolution Update
 - Discussion, lawyer recommended updating the enforcement resolution to include animal and pool events; board members will draft an update for lawyer review - for board action at next meeting
- Certified Letters
 - Andrea Guerber motioned to stop sending all certified letters based on the advice of the HOA lawyer.
 - Second: Katelyn Knoetzel
 - Vote: 4-0-1 (George Kafouros abstained)
- Consent to Receipt of Electronically Transmitted Notices and Voting
 - Discussion; No action taken
- 4th of July Event Cost - Removed from agenda
- Katelyn motions to move to Executive Session @ 8:19PM
 - Seconded: Andrea Guerber
 - Lawyer Reviews
 - Katelyn motions to move into open session @ 8:40PM
- Move to Adjourn Meeting @ 8:42PM