

Green Mountain Phase 1 Board Meeting

November 4th, 2025

7:00PM via Zoom

Board members in attendance: Katelyn Knoetzel, Andrea Guerber, George Kafouros

- Katelyn Knoetzel calls meeting to order at 7:03PM
 - Andrea Guerber motions to add Resolutions and Expiring CD at Alliance to New Business
 - Seconded: Katelyn Knoetzel
 - Vote: Unanimous
- Opening Remarks
- Homeowner Open Forum
- Approve Meeting Minutes: October Board Meeting Minutes & Special Meeting Minutes
 - Katelyn Knoetzel motions to approve the October Board Meeting Minutes
 - Seconded: Andrea Guerber
 - Vote: Approve - Unanimous
 - Katelyn Knoetzel motions to approve the Special Meeting Minutes
 - Seconded: Andrea Guerber
 - Vote: Approve - Unanimous
- Treasurer Report
- Committee Reports
 - Architectural Control Committee Report
 - Landscape Committee Update
 - Pool Committee Update
- Community Updates/Old Topics:
 - Board of Directors Election Update - As of the start of the meeting, we have received 109 votes towards quorum for the election, 5 votes still needed
 - Community Events
 - Ratifications: None
- New Topics:
 - Expiring CDs at Key Bank and Alliance
 - Andrea Guerber motions that we allow the \$32,763.27 from the Key Bank CD to roll over into another 6 month CD.
 - Seconded: Katelyn Knoetzel
 - Vote: Approve - Unanimous
 - Andrea Guerber motions that we move \$74,937.06 from the Alliance Bank CD 3.74% Exp 11/05/25 into the Alliance Bank Money Market Reserves (*9136) and open Alliance Bank 6 Month CD at 3.5% or higher for \$60,000.
 - Seconded: George Kafouros
 - Vote: Approve - Unanimous

- Washington Uniform Common Interest Ownership Act (WUCIOA) - Andrea reviewed the legal changes that will go into effect beginning January 1, 2026
- Resolutions
 - ARC Permanent Lighting
 - Financial Management of Funds and Spending
 - Lot Appearance & Maintenance
 - New or updated Collection/Enforcement Policy
- Katelyn Knoetzel motions to move to Executive Session @ 7:47PM
 - Seconded: Andrea Guerber
- Executive Session
 - Homeowner Reviews
 - Legal Issues Review
- Katelyn Knoetzel motions to move to Executive Session @ 8:23PM
 - Seconded: George Kafouros
- Katelyn Knoetzel moves to Adjourn Meeting @ 8:23pm