

Association Monthly Meeting Minutes
January 10, 2026

1. Call to Order: Robyn Pomales Time: 9:00 – 9:24

2. Members Present:

Jeff Baker, Toni Cacace-Beshears, Christine Camilleri, Tracy Kenyon, Barry Locke, Joe Pomales, Robyn Pomales, Shawn Creasy

Excused: Ms. Joan Revell

(Remembrance of Joe Nicklin former board and community member- Jeff Baker)

3. Invocation: Don Carter

4. Pledge of Allegiance: Jeff Baker

5. Welcome Members, Guests: Robyn Pomales

6. Moved / Seconded and Passed - Approval of Agenda: Robyn Pomales

7. Board Actions Motions Presented, Seconded and Passed and reported:

We approved- Christmas bonuses that totaled \$250, and that was split between the employees. A change to a \$75 lien fee, to offset the costs to record the filed liens. A \$250 donation to the fire department, and the removal of aesthetics fines on H13.

8. Moved, Seconded and passed - Approval of Minutes: Toni Cacace-Beshear

9. Committee Monthly Reports:

a. Community Affairs /Communication, Jeff Baker – announced highway cleanup dates as January 23rd, April 23rd, and July 4th.

Also encouraged everyone to be a good community member and help out your neighbors.

b. Treasurer/monthly report, Tracy Keynon – Explained the itemized budget from the past year. Announced that they will be working with accountant to adjust QuickBooks categories to apply payments from previous years into the past due category. Currently all payments fall into the assessments line. We would like the end of year statement to break down past due collected and current year assessments collected.

c. Secretary/ Office, Toni Cacace-Beshears – Announced that she is working on policy and procedure write ups, as well as getting liens written up and filed and recorded.

d. Legal, Joan Revell – Nothing new to report, actively working with the lawyers on the legal issues of past due accounts and moving forward as needed to collect on those.

e. Maintenance/ Camping Section, Joe Pomales – Nothing to report currently.

f. Pool/ Park, Christine Camilleri – Announced that the pool operator is keeping an eye on the chemical levels for the pool, and keeping it maintained during the winter. Nothing new happening with the park currently.

g. Aesthetics Committee, Shawn Creasy – Nothing new to announce. The board is all working together to keep an eye on aesthetic issues.

h. Architectural Committee, Barry Locke – Announced that there are three new homes being built with a fourth being planned at the end of Hemlock. There are also a couple of sheds and garages being built.

i. President - Policy/ Procedures, Robyn Pomales – Relayed that she is hoping to create a positive impact on the community in fulfilling her new leadership role.

- j. Civic upcoming events, Robyn Pomales – Announced an upcoming Chili cook off, as well as a list of several other activities happening throughout the year. Posted on website.

Motion, seconded and passed to accept all reports

10. No Correspondence, Unfinished Business or New Business not covered in reports.

11. Other Business / Comments from the Floor:

- a. Chris- Announced several ways the Community Church helped the community and asked the board to consider waiving the assessments owned for the lots that are wooded and owned by the church
- b. Former board member expressed concern on the decision to bill the church for their empty lots and asked the board to reconsider.

12. Announcements: Next Association Meeting - Second Saturday of the Month at 9:00 AM, February 14th, 2026

13. Meeting adjourned at approximately 9:24 AM.