



Attendees

- Tom Friedrich (President)
- Mary Robinson (Vice-President)
- Mike Young

Summary

- Meeting started at 5:33pm.
- Went over financials
- Discussed 2024 and 2025's strategy with taxes given HOA has only received 3 of 4 installments from grant so far but paid the full
 - Will utilize tax loss harvesting because fence improvement should be considered capital gains, it's not maintenance/repair.
- Went through those who have submitted their election candidate forms. Only 2 have been received, the current acting President and the current acting Vice President for the roles of Treasurer and President respectively.
- Previewed rough draft of the Homeowner meeting slides for the March 2nd meeting.
 - Old Business (Past)
 - Fence
 - 2024-08's vote
 - Tot Lot Survey
 - Last meeting minutes
 - Other
 - Current Standing (Present)
 - Property value-wise
 - Social media & Website wise
 - Business-wise
 - Financially
 - Budget Plan
 - New Business (Future)
 - Election Procedures
 - 4 Recommendations from Lawyer
 - Landscaping Proposal
 - Tree Update Proposal
 - Open Forum

- Agreement was made that the slides all looked good, only edits:
 - finish the Tot Lot photoshop mockup
 - add an additional option to an update to the tree rule update proposal for homeowners to discuss
 - bring up having homeowners discuss and vote on if they are open to the amount each home owes in dues being made public at a hidden URL so they can check it anytime to know what they owe if anything.
- Group discussed the previously long-held tradition of distributing the financial standing and profit and loss document when dues notices go out. It is noted it is not the cleanest because of grant only 3 of 4 grant payments arriving in 2024, late bills from 2023, and the lump purchase of 2 additional fence portions from homeowners. That all being said, homeowners have the right to know.
- Held vote to approve the board procedures for holding homeowner meetings, fines, and mail-in voting.
 - All three approved unanimously.
- Meeting ended 6:34pm.