

HOA Board Meeting Summary

Board Meeting Dates: April 29, 2026 and Follow-up on May 12, 2026

The HOA Board of Directors met on April 29, 2026, with a follow-up meeting on May 12, 2026, to review community operations, policy updates, amenities, infrastructure, and ongoing development matters. Below is a summary of key decisions and updates relevant to the community.

Key Board Decisions

Lot Combination Policy

The Board approved a temporary process allowing current property owners to complete existing lot combinations in 2026.

- Owners wishing to combine lots must notify the Board of their intent by the Annual Meeting.
- All paperwork and county recording requirements must be completed by year-end.
- Requests after 2026 will require written Board approval and will be handled on a case-by-case basis.

The Board discussed balancing owner flexibility with the long-term financial sustainability of the HOA.

Assessment & Collections Policy

The Board approved updates to the assessment collection process, including:

- A 60-day grace period before late fees and interest are applied.
- Continued development of formal collection and lien procedures.

The Board is also working with management to audit one-time assessments and improve tracking of balances and payments.

Exercise Room Renovation

The Board approved up to \$15,000 for improvements to the exercise room, including:

- New equipment
- New flooring
- General upgrades to the space

The project is expected to begin once scheduling is finalized.

Community Amenities & Safety

The Board discussed several community amenities, including the batting cage and archery areas, in relation to insurance requirements, safety, and long-term use planning. Both will be decommissioned. Additional review and recommendations will continue as part of ongoing amenity evaluations.

The Board also discussed:

- Future liability waiver requirements for certain amenities
- Additional legal review regarding short-term rental guest liability
- Ongoing evaluation of community recreation areas and usage policies

Policy & Compliance Updates

The Policy & Compliance Committee presented several proposed policy updates that are moving toward final legal review and Board adoption.

Topics discussed included:

- Covenant enforcement procedures
- Drone usage policy
- Exterior maintenance standards
- Fire safety requirements
- Noise and quiet hour guidelines
- UTV and non-licensed vehicle restrictions
- Pet control requirements in common areas
- Rental policies for short-term and long-term rentals

Highlights include:

- Short-term rentals will require a minimum two-night stay.
- Homes must be rented as entire units (no partial/home-share rentals).
- A guest information sheet for rental properties is being developed for distribution to visitors.

Developer & Infrastructure Updates

The developer provided updates on several ongoing projects and commitments, including:

- Transfer of additional green space acreage to the HOA
- Water tank repairs and telemetry upgrades
- Street sign replacement and signage standards
- Cow Mountain improvements planned for completion this summer
- Improvements to operations center storage and trailer management

The Board also discussed road maintenance, road shoulder improvements, and future road transfers to the HOA.

Trails & Nature's Walk Area

The Board reviewed trail and bridge maintenance concerns in the Nature's Walk area.

Discussion topics included:

- Repair or removal options for aging bridges
- Safety improvements and accessibility concerns
- Unauthorized vehicle and foot traffic on private property trails
- Long-term maintenance responsibilities

Temporary repairs will be made to address immediate safety concerns while longer-term solutions are evaluated.

Landscape Maintenance Updates

The Board discussed future maintenance standards for common-area landscaping in neighborhoods such as Nature's Walk. The strategic goal was agreed upon first - our goal is to ensure all homes around our common area spaces look consistent and well-maintained.

A follow-up meeting resulted in agreement to:

- Continue mowing and leaf blowing services in these areas (front and back)
- Transition mulch responsibilities to property owners

The Executive Committee with neighborhood representation will continue developing long-term maintenance standards and cost-sharing recommendations.

Additional Board Actions & Ongoing Work

The Board and committees will continue work on:

- Annual meeting planning
- Improving remote participation for meetings
- Legal review of pending policy documents
- Community communication improvements
- Amenity and signage updates throughout the community

The Board appreciates the continued involvement and feedback from community members and will provide additional updates as projects and policies move forward.