

April 2 Town Hall Summary

Hosted by: Kay Lucas (Secretary), Allen Dobson (President), Doug Barber (VP Administration), Bill Benner (VP Operations), Brent Walker (Treasurer).

This was a community virtual Zoom meeting with 50-100 people attending. Unfortunately the Zoom recording is not available due to technology issues.

The April 2 Town Hall focused on the 2026 Strategic Work Plan, with Board members sharing updates across communications, community engagement, governance, administration, finance, and operations. The session reinforced the Board's commitment to transparency, responsiveness, and thoughtful long-term planning.

Strategic Plan Overview

Kay Lucas and Allen Dobson opened the meeting with an overview of key priorities for 2026. The plan centers on strengthening communication, increasing community engagement, improving operational efficiency, and continuing to build a solid foundation for future growth.

Communications & Community Engagement

A major focus for 2026 is improving how information is shared with property owners—making it clearer, more consistent, and easier to access. Efforts include enhancing regular updates, refining communication channels, and ensuring timely delivery of important information.

At the same time, the Board is prioritizing social initiatives that bring neighbors together and strengthen the sense of community. Events and shared experiences will continue to expand, with an emphasis on increasing participation.

Community Events Updates

Recent discussion highlighted a few upcoming improvements to events:

- Events will remain focused on property owners and their guests.
 - A new check-in process will be introduced to better manage attendance.
 - Non-alcoholic beer options will be available, with community input helping guide selections.
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Policy & Compliance

The Board continues to refine policies to ensure they are applied consistently and transparently while maintaining community standards. Ongoing efforts include closing gaps in existing guidelines, improving processes, and ensuring alignment with governing documents.

Administration

Administrative improvements are focused on creating more efficient, scalable systems to support both the Board and committees as the community grows. This includes better organization, clearer documentation, and streamlined internal processes.

Property Management & Owner Support

The Board addressed concerns regarding delays in responses from IPM. These concerns have been raised directly with IPM, and additional options for HOA and owner support are being evaluated.

Owners who believe there may be discrepancies in their accounts are encouraged to contact IPM by both phone and email, while copying the Board to help ensure timely resolution.

High Hemlock Coordination

An agreement with High Hemlock is currently under review and remains limited in scope. The Board continues to communicate with their HOA leadership to ensure their community stays informed of any relevant terms or impacts.

Finance

Financial planning remains focused on strong fiscal oversight and long-term sustainability. The Board continues to evaluate expenses, reserves, and funding strategies while improving forecasting capabilities.

Dues & Assessments Update

Due to the delayed distribution of statements in mid-to-late January, payments will not be considered late until after March 31.

Operations & Trails

Operational priorities include maintaining and improving infrastructure, amenities, and shared community assets. Trail system enhancements remain a key focus, particularly around accessibility, safety, and environmental preservation.

Water System

The community water system remains under the developer's responsibility. While progress is ongoing, timelines are outside HOA control. The Board continues to monitor developments closely.

Security & Gate Access

Enhancements to gate systems are planned, including license plate recognition with rear plate identification to improve both security and access control.

Outpost Improvements

The Outpost is currently undergoing a deep cleaning, and options are being evaluated for new outdoor furniture. Due to rising costs, the Board is also exploring overflow seating solutions to better accommodate larger events while managing expenses.

Cow Mountain Parcel

The parcel at the base of Cow Mountain has not yet been transferred to the HOA, as a survey is required before it can be deeded. Planned improvements include landscaping, grass seeding, rail fencing, and plantings around the pump house.

Looking ahead, additional possibilities—such as a parking area, and potentially a dumpster pad—are being considered. Input from Roaming Road residents will be actively requested as plans develop.

Landscaping & Grounds Maintenance

A new contractor has been engaged for roadside mowing, along with a defined schedule to ensure consistent maintenance throughout the community. Owners are encouraged to reach out with any concerns.

Cul-de-sacs will continue to be maintained through mowing; however, annual flower planting is not currently planned. Priority remains on main entrances and common areas, with future enhancements dependent on budget considerations.

Street Signage

Some street signs are still missing or incorrect. As this remains the developer's responsibility, the Board will complete a final inventory and coordinate with the developer to resolve outstanding issues.

Packs Creek

This development is now owned by Plateau, with founding owners Mark Rubin (Development) and Steve Gajda/Complete Property Services (Construction). The new area will be called "Creek's Edge". There are 14 homesites planned with 4 sites sold. A 4 bedroom 4 bath home is planned for completion by Feb 2027. Further information can be obtained by calling

828-390-4222 or emailing info@plateaudev.com. Mark joined the call and is happy to connect with anyone that has questions or interest in learning more.

Closing Notes

The Board emphasized that the 2026 Strategic Work Plan is designed to serve as a clear, flexible roadmap. As the year progresses, adjustments will be made based on community feedback and evolving needs.

Ongoing communication and active owner engagement will continue to play a central role in shaping the community's future.