

Meeting Agenda DEC 17, 2024, 6:30 PM

You are invited to a Zoom meeting.
When: Dec 17, 2024 06:30 PM Central Time (US and Canada)

Register in advance for this meeting: https://us02web.zoom.us/meeting/register/tZEtf-GoqjIoHNW5hDowqsLpW3uqk5y67W3

After registering, you will receive a confirmation email containing information about joining the meeting.

- Call to order.
- Review & Approve:
 - ✓ Minutes of Nov 16, 2024 special meeting.
 - ✓ Treasurer's Report
 - Financials for Nov including P&L, YTD Budget vs Actual & balance sheet.
 - Update on home YTD sales/closings.
 - Update on leasing status.
 - Update on ARs to be covered in executive session.
- o Update on business conducted electronically between meetings.
 - ✓ Approve purchase of Christmas Decorations.
 - ✓ Approve waiver of insurance liability of \$1M for JPL Outdoor.
 - ✓ Approve access full dues for houses with CO.
 - ✓ Approve payment plan for Silver Mine.
- Report Updates
 - ✓ Architectural
 - Update on ACC requests George Hefner.
 - ✓ Landscape
 - Update on solar light on new sign on Boss Range.
 - Discuss & act on landscape bid Cole.
- o Pool
 - ✓ Repairs/Maintenance
 - Replace/repair expansion boards at pool Jerry.
- Old Business
 - ✓ Discuss transition to FSR.
 - ✓ Update on any communication with Lennar Homes.

v

- New Business
- Adjourn General Meeting and move into Executive Session

NEXT BOARD MEETING JAN 28, 2025 6:30PM

Executive Session

- ✓ Covenant Violations & Enforcement
 - Discuss and vote on covenant violations and remedies including fines and/or suspension of common area privileges.
 - Discuss results of drive-through, issues reported, & resulting letters of notice if any.
 - Painted brick May 21, 2023 Progress
 - Chickens
 - Basketball hoop
 - > Junked vehicle
 - > Yard maintenance
- ✓ Past Due Accounts
 - Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest, and foreclosure of property.
 - > Update on past due accounts.

NEXT BOARD MEETING JAN 28, 2025 6:30PM