

NOVEMBER ANNUAL MEETING - NOVEMBER 16,2023- Voting and General Elections

Adam welcomed everyone and started off our meeting at 7:00pm.

We started the meeting with the Pledge of Allegiance.

In 2023- overview- All members paid their dues on time. Common areas and pool have looked great thanks to our committees. Quarterly new letter has started going out to all homeowners.

Adam went over the agenda for the night and what to expect.

SECRETARY REPORT -Sharon read the minutes from last years meeting in November 2022. The minutes are already posted on the website and by email. Bruce moved to approve the minutes and Jon seconded the motion. All approved.

TREASURERS REPORT- Michael stated that the total dues collected for 2023 was \$29,269.50 for the year. All homeowners did pay for 2023. Balance on the Money Market currently is \$18,622to.95. The checking account balance is \$2888. Adam went into the Long Range reserve planning slides to go over some of the long term plans and expenses coming up. Drain for the pond, Windmill repairs, Sandblast and paint the pool, Pool cover, and eventually the Pool house Roof.

A 2023 and 2024 Budget Spreadsheet will be provided to all homeowners soon. Michael and Adam will get together to get this ready to send out

COMMITTEE REPORTS:

POOL COMMITTEE- Barb stated that the pool was closed after Labor Day weekend. Pool sand was changed this year. The pool cover a pump are still original 20 years old now. Buster Crabbe is our pool servicer and built the pool for us. We do a year by year contract with them currently .The committee team cleaned down all the chairs this year before they were put away. Pool lights in the pool were replaced 2 years ago.

GROUNDS AGENDA-Stephen gave thanks to the residents for all of the help with the storm

This year and the folks that helped clear debris and limbs. This saved our HOA a lot of money by doing this ourselves. Currently the common grounds are doing well overall. The Windmill does need to be repaired for a safety issue. Stephen found an Amish group that can repair the windmill for a lower cost than previously thought by working with him at his shop. Common Area by the pool has a couple trees that need to be replaced. This will be done as soon as possible. We will be renting a LIFT to get the pieces of the windmill down so that they can be repaired.

WELCOME COMMITTEE- Jon stated that 1009 Yellowstone has new folks now moved in. 1013 Denali neighbors are now moved in.

ARCHITECTURAL COMMITTEE: Stephen and Jon stated that we really need folks to submit the form for approvals prior to doing the update and changes. Any changes that are permanent and effect the exterior of the home or back up and effect the common areas need to be reviewed.

COMMUNICATIONS: Quarterly newsletter is now being done. Started this year by Adam.

NEIGHBORHOOD WATCH: Each street has a person for this .-

SOCIAL COMMITTEE: We had our first event in the HOA this year in October We had chili , hot dog, and smores. Good turnout for our first event !

OLD BUSINESS- RCC Amendments- Adam read through all of our amendments to the homeowners and asked for comments and questions.

Ballott # 2 for the RCC Judy Robinson noted an error in the Article listed- it is not Article 8 Section2- it is Article 4 Section 3- this was updated with all of the homeowners present and corrected on the ballots.

Ballott #3- Adam further explained what this is for and discussion was brought out for how many days this should be. Frank,voted to approve this as is. Bruce seconded this . All approved this then we will vote on this as is.

Ballott # 4 – Capital Assessments- there was a lot of questions and back and forth for this item. Homeowners expressed both pros and cons for each stance. After opinions were voiced , then it was determined it will iron out in the vote.

Ballott #6- Solar Panels- Question was raised about ground mounted solar panels. These are not allowed per the city of Nixa if you are in city limits of Nixa. That is why this was not specified in the RCC update language.

Ballot # 7 - Short term rentals – adding language to RCC 's to keep rentals to 1 years leases only

Ballot #9- Basketball Goals- Frank made a motion suggesting to add verbiage to the ballot to state weather resistant materials to be used – Jon seconded this – All approved

BOARD OF DIRECTOR NOMINATIONS

We have 4 openings for board members at this time. We have 4 current nominees for the role. At this time we did not meet the timing requirement per the by laws to do the nominees and voting for tonight. Due to this Adam asked for 2 homeowners, to be on the nominating committee with Adam. Michaels motioned to approve the Nominating committee, Jon Seconded and All Approved. The Nominating committee will consist of Adam Brown, Pat Hackett , Frank Larson

Then Sam motioned to move the meeting to next month . Terri seconded this motion, and then all approved .

RCC Balllots were not done being tallied by the end of the meeting- so results will be sent in the morning

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At 9:15 pm Stephen motioned to adjourn the meeting- Adam Seconded and then all approved.

