

BOARD OF DIRECTORS WORKING SESSION

Tuesday, November 11, 2025

10:00 AM – Dakota Room

AGENDA

Call to Order

Sherri Stewart, President

Purpose: Board Working Sessions are to review and determine the Agenda and Topics for the next scheduled Open Board Meeting Open Board Meeting: November 18, 2025, 10:00AM in the Rec Hall.

Introduction

Sherri Stewart

- Welcome home message

Financial Report

Ron Sparks

- Accounting/ CFO

Roger Sanchez

General Manager's Report

Trish Hoagland

- Deferred Maintenance
- Staffing updates
- Reserve Study

Unfinished Business

- None

New Business

- Written Consents
 - Request to allocate funds for pool deck resurfacing
 - Change Order for additional work needed with resurfacing
 - Therapy Pool Repairs
 - Rec Hall South wall part I and II
- CC&R updates and discussion from resident requests
 - Petition signers increase 10% to 20%
 - Special Election guidelines to proceed to align with seasonal election
 - Seasonal Hours
- Policies and Procedures
 - Drones
 - HOA Fees defined, Restrictions, and Delinquency Actions
 - HOA Policy: Clarification of Security Services and Resident Responsibilities
- Resort Rules
 - Speeding
 - Garbage
 - Summer suggestions process through Rules and Regulations Committee-Open Meetings
- Bylaws
 - Housekeeping, standardizing, update names of committees, etc.
 - Purpose of Bylaws and How They Differ from the Articles of Incorporation and CC&Rs'
- Emergency Preparedness Ad Hoc Committee
- Board open office hours
 - Information from last season: 17 weeks, 22 participants, 13 repeats
- Mailroom Policy Focus Group
 - Dec 4, 2025, 9-11AM
- Restaurant
 - Open, Resident Liaisons, Facebook page
- Volunteer Coordinator
 - Opportunities available, Contact Information

Homeowner Open Forum (Three-minute limit per homeowner)

Bob Bartholomew

Next Scheduled Working Session: December 9, 2025; 10:00AM in Dakota

Adjourn [motion to approve]