



OPEN BOARD MEETING
Tuesday, November 18, 2025
10:00 AM - Recreation Hall
AGENDA

Call to Order	Sherri Stewart, President
Introduction	Sherri Stewart
<ul style="list-style-type: none"> • Welcome home message 	
General Manager's Report	Trish Hoagland
<ul style="list-style-type: none"> • Deferred Maintenance • Staffing updates • Reserve Study 	
Financial Report	Ron Sparks
<ul style="list-style-type: none"> • Accounting/ CFO 	Roger Sanchez
Unfinished Business	
New Business	
<ul style="list-style-type: none"> • Written Consents <ul style="list-style-type: none"> ○ 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 	Sherri Stewart
<ul style="list-style-type: none"> • CC&R updates and discussion from resident requests <ul style="list-style-type: none"> ○ Petition signers increase 10% to 20% ○ Special Election guidelines to proceed to align with seasonal election ○ Seasonal Hours 	Larry Duchscherer
<ul style="list-style-type: none"> • Policies and Procedures <ul style="list-style-type: none"> ○ Drones ○ HOA Fees defined, Restrictions, and Delinquency Actions ○ HOA Policy: Clarification of Security Services and Resident Responsibilities 	Larry Duchscherer
<ul style="list-style-type: none"> • Resort Rules <ul style="list-style-type: none"> ○ Speeding ○ Garbage ○ Summer suggestions process through Rules and Regulations Committee-Open Meetings 	Larry Duchscherer
<ul style="list-style-type: none"> • Bylaws <ul style="list-style-type: none"> ○ Housekeeping, standardizing, update names of committees, etc. ○ What is the purpose of the bylaws and how they are different then AOI and CCRs 	Sherri Stewart
<ul style="list-style-type: none"> • Emergency Preparedness Ad Hoc Committee 	Jayne Tiffany
<ul style="list-style-type: none"> • Board Liaison Reports 	All Board Members
<ul style="list-style-type: none"> • Board open office hours <ul style="list-style-type: none"> ○ Justification from last season 17 weeks, 22 participants, 13 repeats 	Dan Borders
<ul style="list-style-type: none"> • Mailroom Policy Focus Group <ul style="list-style-type: none"> ○ Dec 4, 2025, 9-11AM 	Sherri Stewart
<ul style="list-style-type: none"> • Restaurant <ul style="list-style-type: none"> ○ Open, Resident Liaisons, Facebook page 	Jayne Tiffany
<ul style="list-style-type: none"> • Volunteer Coordinator <ul style="list-style-type: none"> ○ Opportunities available, Contact Information 	Sarah Lindsay
Homeowner Open Forum (Three-minute limit per homeowner)	Bob Bartholomew
Next Meeting (December 16, 2025)	
Adjourn [motion to approve]	