

Board Meeting Minutes of 5:00pm MT, Thursday, June 24th, 2025 at the Toprakci residence.

Present are Rebecca Hust & Janie Toprakci. Mike Shaughnessy, Morgan McLeod & Aidan Toprakci attended via phone.

Presentation of Financials-Aidan Toprakci

- 21 Landowners are delinquent on dues for 2025. Aidan will email them a notice of delinquency with a \$25 late fee applied by Monday.
- These dues, when received, will add another \$1575 to our balance sheet.
- Annual meeting will be a vote of all present to go ahead with filing liens on properties.
- Balance is currently at \$4915.03. \$420 to Goldenwest, \$200 SSL Certificate still coming out.

Website redevelopment-Janie Toprakci

- Will post March and June meeting notes in the coming week. Also, we will post Annual meeting letter when completed.
- Website has been updated

New Business:

- Old Vehicles stored on properties
 - Send letter to resident addressing the covenants and giving them a certain amount of time to correct and become in compliance with the covenants.
- Mailbox and Bank Account Access will be assigned with new board members after the annual meeting in August
- Airbnb use of properties, allowable within covenants? Yes. Concerns:
How are renters complying with the covenants? Long term and short term renters, etc.
- Post Property Owner's responsibility for renters requirements on webpage.

Annual Meeting Rebecca Hust will send this out in July by email and USPS to those without email address.

- Rebecca Hust will not be present or available for the annual meeting. Possibly Marilyn Milner would be able to substitute?
 - Kim & Patrick? Fran Roerick? Jason Midgley or Wife? People across from me?
 - Mike will not seek re-election, Janie and Aiden will remain on Board. Aiden will seek re-election. Will need President, Secretary & Member at Large. Candidates could be with the board in front to interact for before the vote.
- Email Annual Meeting Notice to all asking for a 'Received' response. If no, USPS letters to those that did not respond.
- Separation of Road District and POA. All dues go to improvements within the Properties, none to the Road District. Road District to change special assessment to cover all road district needs. Notification to property owners of increased amount in special assessment. Request financial report from Road District.
- Yield sign request at Forest intersection.
- Annual meeting will be a vote of all present to go ahead with filing liens on properties.

Annual meeting agenda:

- Website Redevelopment, Janie will discuss at meeting
- Road District scope of work, Rebecca will contact and invite
- (4) Board seat openings for election,
 - Nominations:

- Reinforcement of fire prevention measures required
- Review of items submitted by PSSPOA members
- Dog on leash county ordinance 2010-01, Janie will also investigate adding these to the website
 - Resident was attacked. Discuss in general terms

Janie will reserve and Aidan will pay for the reservation of Chautauqua Park

No refreshments or beverages will be available, please bring your own. Be aware that that there are wasps in the area when attending.

Our next board meeting will be immediately following the Annual Meeting @ Chautauqua Park on August 16th.

Meeting called to close by Janie and seconded by Rebecca at 6:46pm.