

Board Meeting Minutes of 6:00pm MT, Thursday, November 20th, 2025 at the Wick residence.

Present are Janie Toprakci, Susan Bender, Beth Caha and Suzie Wick.

Presentation of Financials- Janie Toprakci

- 14 Landowners are delinquent on dues for 2025. All attending agreed to add a letter to the newsletter for the 2025 unpaid properties and send a certified letter to the ones 2 years or more in arrears. We felt it was not safe to go door to door and emails seem to have issues being read or received.
- These dues, when received, will add another \$1,600 to our balance sheet.
- Discussion was held again with filing liens on properties over 2 years in arrears.
- Balance is currently at \$5,757.64

Website redevelopment-Janie Toprakci

- SSL certificate has been updated. Winter plans to add a Road's tab and due date of dues to the website.
- Website has an updated home page.

New Business:

- Winter newsletter was discussed.
 - Suggested to highlight the dues date.
 - Add a reminder to control dogs, mullein and fire pits. Certified letters will go to the Airbnb owners stating such. Another dog incident at a new Airbnb location potentially happened. The same Airbnb has a fire pit on their premises; concern was raised with renters not knowing the county fire ban.
- Mailbox placement discussion was held and will be addressed at the spring board meeting. Also discussed was lighting of the mailbox area to help the delivery in the dark; also owners picking up mail in the dark.
- Weed control was agreed to add to the winter newsletter. Noted that not many comply unless the county follows up with compliance letters.
- Road District update:
 - A new yield sign was installed on Forest Rd.
 - Research on an Amish sign is being done.
 - Suggestion to research Geogrid for the first mile of the subdivision.
 - Suzie has met with the supervisor of the Golden West subcontractor, and we agreed to get compensation in the spring of either gravel or mag water.
- Suggestions to move the Annual Spring Meeting to the Mueller Center due to the wasp issue at the park.
- Ideas were discussed to encourage owners to meet their neighbors. A summer picnic/potluck was suggested, we will add this to the newsletter. Add owner suggestions to the newsletter as well to encourage new ideas.
- The Sotherland letter was discussed and all agreed to send a response to Cathy Sotherland stating the two lots are within the subdivision and nothing more can be done with expansion or modification by the POA or Roads boards. It was agreed that the Sotherlands need to make modification on their own with any improvements to their properties.

The next meeting will be Thursday, March 5th, 2026 at the Caha residence.

Meeting called to close by Susan and 2nd by Beth.