



HOA BOARD MEETING MINUTES
September 10, 2025 7:00 PM

CALL TO ORDER by Shirley Wold 7:03 PM

BOARD MEMBERS PRESENT: Shirley Wold, Cindy Bullock, Tim Bowers, Brenda Tallmon, Jeremy Tarver, Candi Robinson, Mike Haas (TEEMS)

BOARD MEMBERS ABSENT: Yale Resnick, Christie Upton

GUESTS PRESENT: Denise and Randy Surratt, Ken Nichols

APPROVAL OF MINUTES: Motion to Approve the June/July 2025 minutes was made by Cindy Bullock, seconded by Tim Bowers.

PRESIDENT REPORT: SHIRLEY WOLD

- *New sidewalk across Battle Intense
- *Traffic study done on Battle Intense did not indicate necessity to decrease speed limit
- *Culvert issue settled. FOR city council and plot maps show homeowner responsibility. Will discuss with OYTG for maintenance but any repairs will be done by the City of Fair Oaks
- *Upcoming legal symposium: Susie Rice to discuss state wide legislative changes for HOAs
- *Street fog seal looks good
- *Review of By-Laws
 - CT common area landscape policy does not address motorized vehicle use in common area. New policy wording might be necessary to address requests for use of this area
 - May need to "cleanup" language regarding installation of a front gate to CT. Have already voted NO on the issue.
 - Artificial turf only allowed in backyard at this time (page 15 of current restrictions)
- *Currently have no landscape requests

LANDSCAPE AND MAINTENANCE: BRENDA TALLMON

- *Replace dying bushes in front area with large rocks?

TREASURER REPORT: CANDI ROBINSON

- *Currently have liens on two homes
- *Consider 7 month CDs
- *We're up for contract renewal with OYTG. Will talk with Matt before Nov 1, 2025.
- *No budget info but Candi will send out next week

Meeting was adjourned at 7:59PM