



BOARD MEETING MINUTES
NOVEMBER 12, 2025, 7:00 p.m.
IN PERSON AND VIA TEAMS

CALL TO ORDER: By Shirley Wold at 6:58pm

BOARD MEMBERS PRESENT: Cindy Bullock, Mike Haas, Yale Resnick, Candi Robinson, Brenda Tallmon, Christina Upton, and Shirley Wold

BOARD MEMBERS ABSENT: Tim Bowers, Jeremy Tarver

GUESTS PRESENT: Randy and Denise Surratt, Dugald Winter

GUEST COMMENTS:

- None

APPROVAL OF MINUTES: A motion to approve the minutes of September 10, 2025, with corrections & October 8, 2025, Regular Meeting was done by Candi Robinson and seconded by Brenda Tallmon.

REPORTS:

President Report:

- There is 1 house for rent and 2 houses for sale
- Common area issue: We have some young boys riding their dirt bikes in the common area and on the trail. Police have been notified and additional policing requested. HOA asks the residents to be on the lookout and call the police if they return. This is a liability issue as well as the boys are trespassing on private property.
- Mowing contract: Candi Robinson gave us an update on the mowing contract with One Yard To Go. There were a few items that she and Shirley Wold will follow up with Matt. The contract should be finalized and signed soon.

Treasurer Report:

- Budget items: Candi Robinson reported on the status of the proposed budget for next year.
- Treasurer Reports were submitted and published for the month.

Landscape & Maintenance Report:

- Brenda Tallmon reported that she will be looking for some big rocks to replace the plants in the front that continue to die.

Restrictions Committee Report:

- Dugald Winter gave us an update from the Restrictions Committee.
- It was suggested that a combined Welcome Letter from the Restrictions Committee and the HOA be sent to new residents.

CONSIDERATION/DISCUSSION/VOTE/ACTION ITEMS

- HOA Common Area Policy – No additional items were suggested. Hoping to get this policy out to the residents before the end of the calendar year.



- Discussion/Vote on Common Area Landscape Applications: The item was discussed, and the Board will go and evaluate the situation to determine if the tree(s) need to be removed.

ANNOUNCEMENTS

- Next Regular CT HOA BOD meeting, December 10, 2025, at 7PM.
- Regular City Council Meetings held first and third Thursday of the month at 6:30 pm.

EXECUTIVE SESSION:

- None

ADJOURNMENT

Candi Robinson motioned, and Yale Resnick seconded to adjourn.

Meeting was adjourned at 8:15p