BOARD MEETING MINUTES

DAKOTA MEADOWS HOMEOWNERS ASSOCIATION

FRIDAY, AUGUST 28, 2006, AT 10:00 A.M.

ZOOM

MINUTES - DRAFT (not approved)

1. **Call to Order** Meeting was called to order at 10:06 a.m.
2. **Verification of Quorum** Quorum of Board Members was verified with Matt Lamm, Ava Kennedy, Mike Pagan, and Jeff Watkins were present. Also present were Joseph Oates, Lindsay Rosenfeld, Danielle Smith and Laura Barton of Integrated Mountain Group (IMG).
3. **Homeowners Open Forum** No homeowners came forward for open forum.
4. **Approval of Meeting Minutes** Minutes from the Board Meeting on Tuesday, March 17, 2026 were approved as presented. Matt motioned, Jeff seconded. Motion passed, minutes will be posted to the website.
5. **Financial Review** Joseph presented the financials as of 07/31/2026: Operating $89,772.40, Reserve $44,497.70, EJ Reserve $138,663.64. Jeff Watkins would like a copy of the financials emailed to him; IMG will send out within the week.
6. **Discussion and Action Items**
    a. **Ratify/Appoint Officer Positions** Board positions were established with Jeff Watkins as President, Ava Kennedy as Secretary, Matt Lamm as Vice President, and Mike Pagan as Treasurer. Matt motioned, Ava seconded, all were in favor.
    b. **Ratify/Appoint Landscape Committee** Gary Gardner is head of the committee. Jeff will send a list of members that make up the Architectural Committee.
    c. **Landscape Committee Report/Presentation/Recommendations** The Landscape Committee reported that approximately 19 trees need to be removed as recommended by the tree company. Discussed the billing and approval process. The committee sent the Board three proposals, the Board will review and revisit the decision.
        i. **Project Plan/Tree Work** IMG to send notice to owners regarding tree removal responsibility. Owners will get the option to remove the trees themselves with a 30-day limit.
        The Board would like IMG to complete the following:
        - IMG to send most recent letter regarding tree removal costs to Matt for review at next meeting.
        - IMG to identify which trees are in the HOA common areas and which are on homeowner property after Board provides list of homeowners with tagged trees.

- IMG to locate drone photos with lines that identify boundaries.
- IMG to provide information regarding shared responsibilities for HOA and homeowners.

Gary Gardner to book location of work session with committee and at least one Board member on September 9th, 2026, 4:00 pm. and report to IMG.

7. **Additional Business**
   a. **2027 Budget Planning**
   b. **Schedule Budget Ratification/Annual Meeting** Board Meeting schedule established for the fourth Tuesday monthly. Upcoming meetings are as follows:

   Board Meetings:
   September 29, 2026, 4:00 p.m. via Zoom.
   October 27, 2026, at 4:00 p.m. via Zoom.
   Annual Meeting:
   November 19th, 2026, at 5:00 p.m. via Zoom.
8. **Executive Session** Jeff motioned to enter Executive Session at 11:23 a.m. Matt seconded. Executive Session adjourned and returned to regular meeting at 11:29 a.m. There were no actions to be taken from Executive Session.
9. **Adjourn** Jeff motioned to adjourn the meeting at 11:30 a.m., Ava seconded.