

## **Quick recap**

The meeting was a brief HOA board session focused on updates and logistics. The board approved the June minutes. Lynn reported that the barbecue was on track, with tables arranged and 32 RSVPs so far. The watering system was functioning, and tree spraying on the conservation easement was completed. Ward announced the sale of Joe Truder's house to Steve Kennedy, with closing imminent, and noted a website fix for meeting minutes. Rick confirmed the annual meeting was set for October 7 and discussed vote counting assistance. Finances were unchanged, with a CD coming due. The board agreed to assume responsibility for weed control on the outlot near the driveway. Mailbox and package box upgrades were pending town approval, with no cost to the HOA beyond concrete. The group also discussed possible road base maintenance near the mailboxes.

## **Next steps**

### **Lynn**

- Follow up with the contractor and the mail carrier (Robin) regarding the installation of the new package mailboxes.

### **Ward**

- Send the meeting recording and transcript to Rick.
- Submit a formal request to the town for additional road base and regrading near the mailboxes.

### **Rick**

- Send a direct message to Jim to confirm if he plans to run again for the board.
- Send out a "heads up" email about the annual meeting scheduled for October 7th.
- Send out the list of candidates and meeting details by the end of August.

### **Collaboration**

- Board: Include the maintenance of the outlot (weed control) in the future budget under berm maintenance.

## **Summary**

### **Meeting Setup and Event Planning**

The meeting began with technical setup and attendance discussions, where Ward noted that Jim was in Austin with uncertain attendance and Marlos was in Germany. The group confirmed they had a quorum with four members present, including Ward, Rick, Lynn, and Don. Ward mentioned moving the barbecue discussion to the agenda due to potential time constraints, and Lynn reported that Susan had been in communication with Nina regarding tables and chairs for upcoming events, with arrangements being handled.

### **Community Projects and Updates Meeting**

The meeting covered approval of June minutes and updates on several ongoing projects. The barbecue event planning was discussed, with Susan confirming 32 registrations so far and everything arranged with vendors. Lynn reported that the watering system and tree spraying were completed successfully, with 46 trees sprayed across conservation easements. Ward announced that Joe Truda's house was sold to Steve Kennedy, with closing expected today, and mentioned ongoing efforts to secure a speaker for the upcoming annual meeting, though no response has been received from the fire department yet.

### **Annual Meeting Preparation Planning**

The group discussed preparations for the annual meeting scheduled for October 7th, with Rick planning to send out a heads-up email and candidate information by the end of August. They expressed uncertainty about whether Jim would run for re-election, as he had not yet confirmed his availability or commitment to running again. Rick also inquired about assistance needed for vote counting during the annual meeting.

### **Outlot Property Maintenance Discussion**

The group discussed whether Lynn could handle a task, with Ward confirming family members are allowed to do it and mentioning Tammy and Terry as previous volunteers. They reviewed Marla's credit report and financials, noting a CD coming due that Marla could handle by email. The main discussion centered on an outlot property maintenance issue, where Ward suggested the HOA take responsibility for weeding the nearly one-acre lot, which Rick and Don agreed was reasonable. Ward proposed adding this to the budget for future maintenance.

### **New Package Mailbox Installation Update**

The meeting focused on the status of new package mailboxes, with iPad reporting that installation is pending due to town delays and the mail carrier Robin's involvement. Ward discussed road base maintenance needs due to recent downpours making the area bumpy, and iPad clarified that the new mailbox system will have four package compartments without additional cost beyond concrete installation. The group discussed logistics for relocating the existing "no parking" sign to the new mailbox setup to avoid purchasing a new sign.