

June Trustee Meeting 6/25/25 6-7:25pm

Attendees:

David Lewis
Sharon Woelbling
Shyla Conrad
Lisa Alexander
Melissa Huelskamp

- Gate has been repaired at the pool.
- David will check lighting at the pool.
- David shared estimate from Garden Club (Jayne J) for sod install, tree/shrub removal/replacement at the pool. Estimate is from Kroencke's Landscaping LLC. Trustees will take a look at the area. Topic will be tabled for additional discussion/options prior to budget approvals.
- Villas @ Bear Creek Dr monument has been vandalized. Sharon will contact ABC Sign Company to get estimate on repair. Once she has this, she will work with David who will check with Jim Vollmer on villa HOA to possibly cover repair expense.
- Shyla has a list of homes in the subdivision that are owned by rental companies/owners that live out of state. She will bring this list to the July Trustee meeting.
- Lisa provided Melissa with current property listings for sale in the subdivision to contact agents regarding policy to rent homes.
- Shyla is working on a document to outline the subdivision rental policies/new guidelines to include penalties. Trustees will review these once completed. David will work with subdivision attorney (Lester Stuckmeyer) to discuss how to incorporate these into our C&Rs/official subdivision documentation. Once this has been agreed upon/implemented, this information will be cascaded to residents via email blast, postal newsletter and uploaded to the website. We are looking at enforcement opportunities – liens on a property, etc.
- David will talk to subdivision attorney about what limitations there are based on our subdivision's C&Rs and the city ordinance regarding ownership of chickens. Can we be more specific with verbiage, etc?
- Melissa will check with DNI on guidance for sending residents to collections for not paying their annual assessments. We are not asking them to take action, but looking for recommendations. Who does DNI use for this service? Or does DNI do collections? If DNI handles, what do they charge for this? Is the fee charged to the subdivision only after the fee has been collected?
- If the subdivision implements the collection policy, a general statement could be communicated to homeowners through normal channels – "Homeowners that do not pay their assessments will be sent to collections".
- Targeting September for newsletter for major announcements (eg: chicken coops, rental properties, collections, pool/garden improvements). Updates on rules (eg: fishing in the

lake, underage kids driving golf carts). Newsletter will be sent out via postal mail, posted to the website and online via the email blast.

- July Trustee meeting will be held on Mon, 7/28 at 6pm. Melissa will reserve the clubhouse.