

Date: October 13, 2025

Meeting called to order at 6:00 p.m.

Roll Call: Paul Campbell-President, Holly Hayes-Vice President, Linda Ryznar-Secretary, Al Pool-Treasurer, Robert Elmore-Area 1 Representative, Kathy Warner-Area 2 Representative, Loretta Wischmeyer-Area 3 Representative, Sandy Heaven-Area 4 Representative, Cory Gingery-Area 5 Representative, Donna Kapplinger-Kapplinger Dr., and Ralph Greenfield-Lake Weed Management.

Agenda: Adopted.

Minutes: Motion by Holly Hayes, second by Kathy Warner to approve the meeting minutes of September 8, 2025. Motion carried.

Officers and Area Representatives Reports:

President Paul Campbell: Asked for a moment of silence. Please silence cell phones and going to enforce the Robert's Rules of Order for the meetings. Last meeting till April 2026.

Vice President Holly Hayes: None

Secretary Linda Ryznar: None

Treasurer Allen Pool: Received files from Loretta. Paul & I need to go the bank to make changes.

Former Treasurer Loretta Wischmeyer reported on Comparative Budget Status Report, checks written for the last month and the balance in the checking account. Motion by Linda Ryznar, supported by Cory Gingery to approve Treasurer Report. Motion carried.

Area 1 Robert Elmore: None

Area 2 Kathy Warner: None

Area 3 Loretta Wischmeyer: None

Area 4 Sandy Heaven: None

Area 5 Cory Gingery: None

Kapplinger Dr Donna Kapplinger: None

Lake Weed Management Ralph Greenfield: Lake was sprayed and looking good.

Unfinished Business:

HOA Covenant Final: Took several attempts to get a summary of the proposed changes which will accompany the draft Covenant. Motion by Sandy Heaven, second by Allen Pool to put summary letter with the draft Covenant in the mailing and put on the website. Motion carried.

Sandy Heaven has prices from various printing companies. Going to check with the printer in town which Holly Hayes will check on. Keep the printing cost under \$300.00. Loretta Wischmeyer is going to print the mailing and post office return labels. Holly Hayes will also order all of the envelopes for the mailing.

Silt Trap: Holly Hayes received bid from Pat Gradall for Silt Pond. Still waiting to hear from Moggs, going to contact them to see if they are going to bid and will contact Harsh and Always Green.

Thinking about applying for the permit for the Silt Pond ourselves instead of using an attorney.

HOA Signs: Tabling the signs till next year.

Letter from Amy Maxhimer to HOA Board: Sandy Heaven reported that the attorney wants to send a letter to Amy stating what records she can have and not have. Going to have Sandy Heaven question the attorney on can she take pictures, what does inspect the documents mean, can she have copies, does have to be in person, and can she bring someone.

Encroachments: Sandy Heaven reported the lawyer advised that we send the overlapping properties acknowledging that we know their property is on HOA land and we maintain ownership.

Annexing Properties: Sandy Heaven reported that they need to send us their deed of their property and we would need to forward it to the attorney for review.

New Business: None

Audience:

Ralph Greenfield asked what the final cost for PLM for 2025. Loretta Wischmeyer reported \$12,829.95 and approximately \$17,000 for 2024.

Mike said google maps show Bonnie Lorenz daycare.

Motion by Holly Hayes, second by Allen Pool to adjourn the meeting at 6:50 p.m.