

4/8/2026 Meeting Minutes

Kevin, Deb, Matt, Pete, Mark, Greg Don and Crystal are in attendance

Pete - Budget

Not disclosed - please see email

ARC - Matt

- Need to update ARC guidelines on website to most current version and revise and republish meeting minutes to not include finances publicly

Projects & Timeline Updates - 2 houses still under construction

- Marquardt: completion timeline approx. 3 weeks out
- Greg is scheduled for mid-July completion

Matt = Roads & Maintenance

- Roads are holding up overall, but:
 - Concerns about contractor impact with speeding and damaging roads
 - Best to wait to do grading until late May?
- Plan for additional dirt work
- Most likely Snare not Mallet

Don and Josh: Front Gate and camera

- No major new updates on front gate (Kevin Don and Greg will lead)
 - Not closing properly on occasion
 - Time to start considering a replacement - Don knows a local company who can be discussed rather than current contractor who is much farther away and currently has a gate controller
 - Camera = Josh and Don will meet to work on this - Budget is confirmed for a camera at front gate either utilizing wifi or battery - please look into options ***Needs to be confirmed if wifi at gate is reliable or battery option is best

Website: Josh & Greg

- Update minutes
- Implement community calendar
- Ensure residents are included and are current
- Greg updated most current ARC guidelines
- Implement contractor directory - will send email to invite residents to recommend contractors/handmen

Weed Control: Don

Don will coordinate the main roads and residents can opt in for their property (will be a fee) only one weed (so far) is listed (Orange Hawkweed) - email with more info will be sent closer to summer

****BEETLE CONCERNS****

- Due to this winters weather, the Beetle kill is a higher concern - this can be mitigated by ensuring proper clearing of property as well as mitigating
- Property can be sprayed and is cost effective - Bradleys had this done last year (can request info)

Beetle Buddy Committee will mark potentially concerning trees in visible areas - if the committee marks trees they will notify property owners. BUT this is property owners responsibility as well as standard mitigation

New Business:

- Mark will check sand/gravel buckets along roads
- Kevin and HOA board have agreed to send written warnings to property owners not following HOA guidelines of visible RVs and trailers. If not adhering then a # day warning will be provided before further steps are taken

UPCOMING DATES:

July 18th - community chipping date - please refer to email from Pete for guidelines to participate

Aug 29th - EVE Annual meeting and cookout!

Action Items

- Update website - Josh and Greg
- Schedule meeting for cameras - Josh and Don
- Send communication email → website and contractors
- Plan road grading (late May) → Roads committee
- Evaluate front gate repair/replacement → Gate committee
- Beetle committee - mark concerns trees in notable areas
- Weeds - update closer to summer
- Please inform Pete if you will be available to assist for chipping on July 18th