

Board Reports

Allen/President's Update

1. Worked with Doug to finalize the purchase agreement
 2. Arranged for financing from two potential lenders
 3. Worked with Brent on loan appl for the selected lender
 4. Worked directly with the bank on finalizing the loan agreement
 5. Worked with Doug and attorney on closing the purchase and remaining agreement items
 6. Attained all new insurance lines including liability coverage for conservancy as required by usage agreement. Insurance includes D&O, casualty and excess liability
 7. Worked with Katie to transition employees to new employment system including health insurance and WC.
 8. Filed and received property tax exemption from county on all preclosing transferred property.
 9. Worked with Katie to engage IT contractor to transfer and upgrade network and other systems.
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Doug/Administration Update

1. Finalize proposal for Developer buyout.
 2. Gaining financing for the Developer buyout.
 3. Execute Town Halls to educate all lot owners regarding the Developer buyout.
 4. Community voted on proposal.
 5. IPM transfer of money to complete the transaction.
 6. Finalizing details on the final legal transfer of properties to HOA and pay out to the Developer.
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Kay/Secretary Update

1. Comms (Sally)
 - Welcome Letter
 - Comms templates
 - Comms sent: 13
 - Cross training on Wix platform
 - Content calendar through May
 - Evaluated new platforms (5-6)
2. Social
 - Recruited Committee Members

- Kicked off Social Committee in Dec
 - Developed first draft of plan
 - Social Meeting 2.5
3. ARC (Tim)
 - Caught up on the backlog
 - Recruited & training additional committee member (Alex Sitkoff)
 4. Secretary
 - Presentations, Townhalls, Electronic Voting, Count & Validation for Owner Vote
 - Closing doc signatures
 - Meeting Planning for year (calendar invites)
 - Owner survey, presentation summary
 - Code of Conduct
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Bill/Operations

Past three months:

1. Evaluated New Settlers bridges and received quotes for redecking
 2. Received quotes from professional landscaping companies for cleaning up all entrances
 3. Received quotes for temporary grounds help in season
 4. Met with gate company to evaluate current process, upgrades, and secure access to amenities
 5. Improving drainage on trail from Outpost Road to Gather Point
 6. Identified locations for additional draining requirements
 7. Engaged professional designer for upgrade of furniture at Outpost
 8. Evaluating costs for new exercise equipment
 9. Post office security, including bilingual notices, new locks, cameras
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Brent / Finance Update

1. Compiled documentation necessary for Developer buyout loan application.
2. Worked with IPM to/Brian Dorry on final statements for owner annual assessments.
3. Strategy for Special Assessment billing statements. Interest calculations for owners who are paying less than full amount
4. Working with IPM on how statements for Special assessments will be presented this year and next year.
5. Monitoring monthly financials presented by IPM
6. Reviewed and approved various expenses and capital expenditures
7. Worked with Allen to finalize 2026 operating budget

8. Presented final budget to board for approval
 9. Ratification of 2026 budget
 10. Worked with Tim Wellman on strategy for managing impact assessment accounts against fines
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Tim/ARC Update

1. Build applications since last meeting
 - Lot 60; Wermuth; Riverstone Development Group
 - Lot 110; Mohns; Fern Creek
 - Lot C4; Wise/Zurita; Schumacher Homes
 - Lot N11; Walker; Byrd Construction
 - Lot W15; Betz; Complete Property Services

 2. Builds in process pending
 - Lot 14*; Geisler; Complete Property Services
 - Lot 16; Kean; Complete Property Services
 - New application, XXXX
 - Lot 19; Tauber; Complete Property Services
 - Awaiting tree survey update/resolution with site tree banding
 - Awaiting copies of permits
 - Lot 88*; Sprague; Complete Property Services
 - Lot C53*; Culp; Complete Property Services

* Indicates these were approved prior to HOA turnover. Awaiting approval paperwork completion for file.
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