



Board Meeting Minutes July 21st, 2026

1. Call to Order/Quorum

Meeting was called to order by Brad Randall at 6:03pm

Board attendees and positions

- Jenn Godina – President
- Matt Kastellec – Treasurer
- Mel McDaniels – VP
- Ryan Dahl – Secretary
- Alexander Tuttle – At Large

Welch Randall attendees

- Brad Randall
- Ashley Conklin

Homeowners

- N/a

2. Homeowner Forum

- N/a

3. Executive Session

3.1. Reports

- Meeting Minutes from June motion to approve sent by email.

3.2. Financials

- Welch Randall to draft Dues and Delinquencies Collection Policy for board to review.
- Welch Randall to start sending 90 day notices in August to outstanding delinquencies.

3.3. Old Business

- Exterior Maintenance & Clubhouse bids.
 - Ryan made a motion to approve bid from JMG, Matt seconded. Agreed by the board.
- Tree Work
 - Matt made motion to approve Superior Landscape's bid to remove the smaller trees and 3 dead trees. Seconded by Jenn, fully approved by the board.
 - Welch Randall to get bids from other companies about handling the taller trees.
- Gutterwork
 - Work is completed.
- Dumpster Locks

- Matt made motion to approve work by Triad Welding to replace all 6 dumpster locks, seconded by Jenn, approved by the board.

3.4. New Business

- Rental Properties
 - Welch Randall to send out communications and get information on the current number of rentals within the community by mid September
 - Welch Randall to send the board examples of rules and regulations that use an increased amount to fine rental units in violation
- Welch Randall to do a walkthrough of the property and create a report of the current status of maintenance needs, to be reviewed at next meeting.

3.5. Adjourn

Meeting was adjourned at 7:56pm