



Jul 10, 2026

Meeting: July Monthly Meeting

Attendees: JY, JB, AS, GT, Kandi Lane, Aaron Cherry

Absent: Bastin Keene (unexcused)

Location: Gabe's

Start Time: 7:22

End Time: 9:46

Next Meeting: Aug 6, 2026 7pm

Confirmed by: *Jessica Brown*

Details:

- Introduced new Directors and structure of Board
- Research is ongoing about securing an attorney on retainer vs. one-offs (JY)
- Nominating committee needs to be formed
- Insurance policy end date is approaching and we need to put it in someone else's name
 - Also need to think about transferring bank and mailbox out of president's name
- ACC committee will review the category process
- ACC committee needs their own email address for the process
- July 17th website launch day
- July 30 email to community about ACC process, etc.
- Board has read and reviewed new ACC document and discussed edits/concerns
- Trash, fees, landscaping, ACC documents will go on the website
- Directors will give secretary ideas for potential blog posts for their respective areas
- There is an availability on the treasury committee
- The budget is in a good place
- We should start getting quotes for new landscaping companies



- Collection efforts are going well
- Many of our contracts/subscriptions are increasing. An increase in dues is imminent
- We need someone for the welcome committee
- Shoreline trimming: we'll go with Goldleaf
- We will use Cheap & Great Tree Service to cut down lake trees
 - We need to contact Edgewater homeowners about accessing lake via their property
- We need license/bond from waste company
- We need to inventory the storage locker

Decisions:

Topic	Vote Required?	Vote Results	Approved?
Goldleaf for shoreline trimming	Yes ▾	unanimous	Yes ▾
Approve trash, ACC, parking, landscaping documents	Yes ▾	unanimous	Yes ▾

Suggestions/Ideas:

- Ask Billy about making "at your own risk" signs for the lake (2027)

Action Items:

Item	Assigned To	Due By
------	-------------	--------



Speak to attorney about reviewing our documents	JY	 Date
Receipts filed	JY	Jul 12, 2026
ACC document needs table of contents	AS	Jul 12, 2026
Test creating a secondary email	JB	Jul 12, 2026
Separate blog posts by document	JB	 Date
Schedule tree cutting appointment	JY KL	Jul 17, 2026
Finalize landscaping quotes	JY KL	Jul 17, 2026
Report water fountain outage	JY AC	Jul 17, 2026
Final edit/review of website	JB GT	Jul 15, 2026