

SRTHOA Minutes of 2nd Board Meeting August 30, 2025

Meeting began with 3 Board members present:

David Meier, David Mitchler, Thea Cox

Agenda approved by unanimous vote (3-0)

President Report;

Segan, Mason & Mason have begun packaging all accounts going to Rees Broome PC. All accounts will be transferred except for cases requiring legal action within the next 30 days. This transfer procedure should be completed in 30 days. At that time, Rees Broome will unwrap and verify all details within accounts.

Resident Forum:

A couple from North Cottage who had just purchased their home and moved in June were present and questioned the reason for 2 separate assessments and a long discussion followed. They also expressed concern over recent ARC inspections and delays in communication from the office staff. A car incident break-in was reported in-front of their home. All neighbors have been alerted. Dangerous and obstructive branches were reported behind their home, and all 3 board members went to inspect immediately after the board meeting.

Visitor Pass Renewal Proposal:

After consulting with Kathleen of Rees Broome for 15 minutes, it was concurred that we can move forward with the plan for visitor pass renewal based on assessments being current. Since our governing documents do not prohibit this, we can move forward and adjust our Parking Rules and Regulations accordingly. A neon color was recommended for the new tags which is now being researched along with the cost. An amendment to the Parking Rules and Regulations will be available at the next Board meeting.

Parking Lot Fire Lane and Parking Lot Vehicle Space Painting:

Fairfax Paving has finished the Fire Lane painting except for one mailbox area on Wedgedale Drive where a resident refused to move his vehicle. This section will be completed at a later date as Handicapped residents must be able to safely walk to the mailbox or past it to the school bus without hazard or danger to themselves due to obstructed visibility and moving vehicles.

The next phase of the painting is the parking spaces and is under further review with both contractor and board members.

2024 Election and Term of Board Members:

It was stated by David Meier that the term of each board member elected in the 2024 election was assigned incorrectly by management. This position is based on our by-laws, and on the opinion presented by both our current and our former attorney. A new board of 5 should be evenly divided between those elected by a factor of $\frac{1}{3}$ as follows: Two board members for 3 years, two board members for 2 years and one board member for 1 year. This is to avoid a cascade of open board seats in any one year. The appointment is by number of votes within the election process that each person attains.

With that the following would be correct:

3 year term for both David Meier and David Mitchler

2 year term for both Kevin Leete and Thea Cox

1 year term for Patrick Not (requested by Patrick and agreed to by all)

Also reviewed for the upcoming election is a correction to the ballot that would eliminate the manager assignment to vote as an option. There should be only 3 selections on the ballot.

- 1) Vote for candidate(s) of choice
- 2) Write in candidate(s)
- 3) Use ballot for quorum only

Meeting was adjourned at 3:10 pm by unanimous vote (3-0)

The next meeting is scheduled for Wednesday, September 10, 2025 at 7:00 pm at the SRHOA Community Center.