



**Board of Directors Meeting**  
**Wednesday, December 13, 2023**  
Thewman's Residence – 7745 Savannah  
6:00 p.m.

**Welcome – Dennis Wright, President**

- **Opening Remarks**
- **Board of Directors Roll Call**
- **Call Meeting to Order**

**Resident Relations**

- **Residents opportunity to address Board**

**Minutes Approval – Wendy Nobles, Secretary**

- **Review & approve minutes of the 10/18/2023 POA Board meeting**

**Financial Reports – Matt Gilby, Treasurer**

- **Balance Sheet Previous Year Comparison**
- **Profit & Loss Budget Performance**
- **A/R Aging Summary**
- **Liabilities/Construction Deposits**

**Management Report**

- **Report from LBM&M management**
- **Renewal of quickbooks**

**Maintenance Report – Bill Callahan**

- **Streetlights**
- **Fencing and placement of lawn equipment**
- **Mowing and clean up for vacant lots**
- **Street conditions and bids for repairs**
- **Asphalt walking path**
- **Park benches**

## Architectural Control Committee – Donna Blanchette

- **ACC Report**
  - A. Homes Under Construction**
  - B. Home Starts**
  - C. Construction Applications**
  - D. Lots for Sale**

### Discussion

- **Fencing and placement of lawn equipment**
- **Standard email/letter notifications for lot maintenance & DCCR/ACC violations**
- **Pavilion and common area in Lake Estates**
- **Special assessments for street repairs**

### Other Business

- **Other business**
- **Replacing resigning board member and assignment of duties**
- **Liability insurance forms and approval**

### Executive Session

**Adjourn into closed Executive Session to consider and discuss certain enforcement actions against one or more property owners and conduct a hearing requested by any property owner with regards to a notice sent to such property owner.**

### Adjournment

- **Confirm board meetings to be held every other month**
- **Adjourn**