

HOA Board Meeting Minutes

Date: February 9, 2026

Attendance

Presidents: Terik Bein, Allan DeMello

Treasurer: Elaine Yates

Secretary: Tia Marten

Directors: Evan Archard, Valerie Atchison, Matt Freiheit

Guest Observers: Kat Garrido, Ferrell Squyres, Chris Christensen

1. Call to Order

The meeting was called to order.

2. Treasurer's Report

- Elaine reported that she signed the HOA tax returns and has copies on file.
 - The returns were described as simple state and federal filings.
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3. Meeting Structure & Communication

Quarterly Meetings

- A proposal was made to move to quarterly HOA meetings held via Zoom to improve consistency and accessibility.
- **Vote:** Approved.
- **Meeting months established:** March, June, September, and December.

Resident Communication

- Discussion held on improving overall communication with residents.

- Valerie requested a second set of eyes for website edits. *(Action item pending—no individual was formally identified. Or did I miss that?)*
 - Ty or Allan will check with Walsh to ensure the HOA contact list is current. Allan asked whether property management companies could be added to the list.
 - Ty will:
 - Serve as the primary contact for regular emails sent to Walsh.
 - Draft a welcome letter for Walsh to distribute to new homeowners who have recently purchased in the neighborhood.
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4. Community Concerns

Side-by-Side / Four-Wheeler Use

- Ongoing complaints regarding a residence operating a side-by-side/four-wheeler on city streets, raising safety concerns.
- **Consensus:** Residents should be encouraged to contact the police when they observe a vehicle operating on city streets.

Multiple Vehicles, Trailers, and Repairs

- Ty will research applicable regulations related to:
 - Multiple trailers and four-wheelers stored on a residential lot
 - Vehicle repairs being conducted in the driveway
 - Potential noise issues that may fall under board authority

Parking on Wintersage

- Parking concerns and existing guidelines were reviewed.
- Parking rules will be posted on the bulletin board by one of the presidents.

Red Curbs

- Chris and Valerie will update the red-curb map to include the additional required three feet and send it to Evan.
 - Evan will submit the revised map to Public Works and coordinate with the city.
 - Completion timeline may take up to one year.
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5. Landscaping & Mulch Concerns

- Concerns were raised regarding mulch recently installed being blown away by wind and potentially by landscaper blowers.
 - Discussion included:
 - Whether mulch will need annual replacement
 - Lack of recourse if landscaping practices contribute to mulch loss
 - Suggestions included:
 - Adding additional plants to reduce wind erosion
 - Revising the annual landscaping contract to address mulch preservation (contract located in Google Docs)
 - It was noted that the Landscape Committee may no longer be active.
 - The presidents may reach out to Erin, who previously headed the committee, to confirm its status.
 - **Action Items:**
 - Allan and Ty will contact Leonard to schedule a walk-through.
 - They will discuss mulch concerns and explore revisions to the annual landscaping contract.
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6. HOA Email & Board Access

- The board discussed the need for full board access to the official HOA email account.
 - Allan will contact Ariel Jordan to ensure board members are receiving emails generated from the website (HOA Gmail account).
 - Ty and Allan will determine which board member will officially respond to resident emails.
 - Tia reported she is still not receiving HOA emails.
 - Establishing regular HOA email updates to residents—including frequency and content—was discussed and ties back to overall communication improvements.
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7. Community Project & Neighborhood Involvement

Talent Food Project

- Chris shared information about the Talent Food Project, which provides residents with green bags to fill with non-perishable food items and place on their front steps for scheduled pickups.
 - Chris will post details about the project on the HOA Facebook page.
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8. Adjournment

The meeting was adjourned.

