# HOA Board Meeting Minutes

**Date:** March 9, 2026

## Attendance

**Presidents:** Terik Bein, Allan DeMello
**Treasurer:** Not present
**Secretary:** Tia Marten
**Directors:** Evan Archard, Valerie Atchison, Matt Freiheit
**Guest Observers:** Kat Garrido, Ferrell Squyres

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## 1. Call to Order

The meeting was called to order at 5:04 PM.

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## 2. Approval of Previous Meeting Minutes

The minutes from the previous meeting were approved to be sent to Areal.

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## 3. Treasurer's Report

The Treasurer was not present; no report was given.

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## 4. Website, Bylaw Review, and Language

Valerie requested assistance reviewing edits to the website, meeting minutes, and bylaws. No specific individual was assigned at this time.

Concern was raised that current bylaw language may expose the HOA to liability for leaks related to shut-off valves. This concern stems from a prior incident in which a resident sought reimbursement from the HOA. Valerie requested a review of the language.

**Action Items:**

- Evan will review the bylaw language and report back at the next meeting with recommendations.

- If revisions are needed, they will be submitted for legal review prior to implementation.

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## 5. Ongoing Mulch Concerns

Concerns were raised regarding mulch displacement caused by animals and maintenance equipment.

- Leonard has been contacted and will apply a deterrent product.
- Displacement caused by blowers remains an ongoing issue.
- Alternatives such as plants or rock were suggested.

It was noted that financial information should be reviewed before making decisions on landscaping changes. No bids will be requested until financials are presented at a meeting.

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## 6. Cats on Poppy Bay

Board members were asked to review bylaw language regarding pets to determine whether a formal letter can be sent to the landlord of a property where multiple cats are roaming freely and reproducing.

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## 7. HOA Financials

Concerns were raised that the board may not be fully adhering to financial governance requirements. Board members were encouraged to review and familiarize themselves with these rules.

It was suggested that Areal:

- Post financial reports on the website quarterly
- Present financials at quarterly meetings for Treasurer review
- Email financial reports to the membership

**Action Items:**

- Ty will follow up with Walsh and Areal to ensure financial reports are distributed to members and posted on the website.

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## 8. Membership Communication

It was suggested that communication methods be expanded beyond email.

- Meeting notices, especially those involving votes, should be sent to members in advance via email.
- Mailing physical notices was suggested, as some members may not regularly review email.
- Continued use of the bulletin board was recommended.

**Action Items:**

- Allan will follow up with Walsh regarding the cost of mailing notices.
- Tia will research notice requirements for membership meetings.

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## 9. Reserve Account

Discussion was held regarding establishing a reserve account for the future replacement of the community irrigation system.

**Action Items:**

- Evan will work with Leonard to estimate replacement costs.

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## 10. Artificial Turf, Sidewalks, and Xeriscaping

- A motion was made and passed to amend the rules to prohibit artificial (plastic) lawns.
- Sidewalk hazards were discussed. Cracks or lifts exceeding ¼ inch may pose liability risks. It was suggested that these be addressed by grinding or repair by a contractor.
- Xeriscaping was discussed as a potential landscaping alternative. Member education was recommended.

**Action Items:**

- Allan will review relevant bylaws and provide recommendations via email.
- Allan will obtain bids for sidewalk repair work.
- Valerie may prepare and distribute a xeriscaping informational flyer to the membership.

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## 11. Adjournment

The meeting was adjourned at 6:23 PM.