

Special HOA Board Meeting Minutes

Date: April 23, 2026

Attendance:

President: Allan DeMello, Ty was absent

Treasurer: Elaine Yates

Secretary: Tia Marten

Directors: Evan Archard, Valerie Atchison, Matt Freiheit

Guest Observers: None

1. Call to Order

The meeting was called to order at 5:16 PM.

2. Special Request for Funds – TNR (Trap-Neuter-Return) Cats

The Board held a detailed discussion regarding the cats left behind by renters at 131 Poppy Bay (the Fournier property), which has since been sold. Topics included the estimated number of cats, post-release outcomes, feeding responsibilities, equipment costs, and trapping logistics.

Tia provided background on the local feral cat population, noting that regional shelters are no longer accepting cats and veterinarians generally do not euthanize feral populations. As a result, Trap-Neuter-Return (TNR) is the most viable method to prevent further population growth.

Tia proposed partnering with a volunteer affiliated with Laurie's House for Wayward Cats, a local nonprofit, to humanely trap the cats, transport them for spay/neuter services through local agencies, and return them to the area. Feeding would continue at existing feeding stations in nearby neighborhoods.

The Board also discussed the possibility of partnering with neighboring complexes.

Matt made a motion to allocate \$2,000 from reserve funds to support the TNR project. The motion passed unanimously among members present. (President Ty, who was not in attendance, had previously expressed a preference to prioritize the cement project.)

Tia will coordinate with Elaine and Walsh regarding reimbursement and will provide updates to the Board.

3. Cement Grinding Work

Allan reported receiving one quote of \$600 to grind raised areas of the sidewalk. The Board agreed that at least two additional bids should be obtained before proceeding.

Evan will provide contractor recommendations, and Allan will follow up to secure additional bids. This project is on hold pending those estimates.

4. Adjournment

The meeting was adjourned at 5:50 PM.