

Cadence **Monthly** ▾

Event: June Monthly HOA Meeting

Participants: James, Mike, Adam

18JUN2025: Start: 6:18 PM, End: 7:26 PM

## Old Business

- Sod installed on Bowdock and Gimlet Ditch waterway completed. The next steps are to obtain a homeowner agreement for watering in sod to get established. James will ask for neighbor assistance starting 19 June 2025.
- Common Area B: Mike will develop 3 primary designs for common area B for the community to vote on. Each design will include A. Sod only B. Will be Pavillion and perennials, and C. Will be a design generated by AI. Will be available for the board by the next meeting for review.
- Adam will compile the results of the sign change feedback. He will present the results to the board.
- Hayley will generate and distribute the July newsletter for community awareness. The newsletter will be sent to the Board by June 27th for review/acceptance. Newsletter to be pushed out to Hughes July 1.
- A Residential 25 MPH speed zone has been installed near the intersection of Bowdock and Pandilla, between our community and Madison Farms to the North.

## New Business

- Sod installed but we need to ensure watering is done to establish. James will ask the surrounding neighbors for assistance.
- Bagworms are a problem again at the front entrance. We will need to treat them quickly or else risk losing the arborvitaes. Will start with a local treatment immediately.

- Weeds around the front entrance have been somewhat controlled, but we are considering options for spot treating. A cost-benefit analysis is being conducted by the board to see if spot treatment is worth the cost.
- Mike will ask Hughes to see if the covenant language interpretation of “payment of board members” would be the same as if we waived HOA dues for HOA board members. He will also search for other ideas they have seen in the past to incentivise present and future volunteers.
- Common Area D: The HOA Board is entertaining the idea of incorporating a permanent demarcation between properties. Adam will send a status email update request to Corey. Completed 18JUN2025 by Adam.

## Next steps

### Action items

- The July HOA meeting will review covenants and restrictions and prepare for updating the covenants.