

Board of Directors Meeting

Friday, August 21, 2026 at 9:00 A.M. Pacific Time at the Lake House

Minutes

1. **Meeting called to order by Randy Smith at 9:03AM**
2. **Proof of Meeting Notice and Quorum:** A meeting notice was sent to the ownership on 08/14/2026. A quorum of Board Members were present either in person or telephonically:
 - a. **Board members present in person:** Randy Smith, Krista Miller, Don Larson, Alan Dinger, Dan Taylor
 - b. **Board members absent:** Benj Harding
 - c. **Management present:** Nkonye Williams, Melissa Shutt
3. **Appeal Hearing of DRC Approval:** Randy S. announced the purpose of the Board meeting as an appeal hearing, and turned the floor to David Brooks, owner of Lot 112. David B. presented information and details pertaining to Lot 111's hot tub relocation, approved by the Design Review Committee (DRC). The concerns raised involved the following impacts
 - a. Visual
 - b. Noise
 - c. PrivacyDavid B. recapped communications between himself, the DRC Coordinator, and the DRC that led to the appeal to the Board of Directors. The Board listened to the presentation and reviewed the provided materials.
4. **Hearing Discussion & Statement:** The Board members present discussed the Board's authority in relation to the DRC and the design review process. The Board clarified the process, the circumstances around the hot tub relocation, and the process in place for DRC appeals, of which there is no process. The Board noted that the DRC followed their process outlined in the design guidelines and clarified the non-compliant action of the relocated tub was corrected by the DRC's compliance process. The Board commented on similar hot tub configurations in the community, and differences in screening requirements over the years. Comments were made about design plans being shared with the neighbors on each side of new builds
 - a. **Conclusion** – The Board agreed to individually visit the property and put their eyes on the impact of the relocated tub. In two weeks, the Board will have another open meeting to provide a response, in accordance with the established Board appeal response process for fines, in lieu of an established DRC appeal response process. The statement will potentially include an appeal to the DRC.

With no further business to discuss, Randy S. **adjourned the meeting at 10:02AM**

Respectfully submitted by Nkonye Williams, Secretary

Action Items

- Board Members to visit Lots 111 & 112 to evaluate the hot tub location
- Management will work with legal counsel to clarify Board authority related to design review