

Open POA Meeting 03/21/2026

Roll Call

Board Members Present:

**Tony Casale / Scott Rogers / Justin Pastor /  
Boyd Wampler / Kellie Cannon / Matthew  
Swanson**

Absent: Jeff Haake

Reports: Treasurer -Tony Casale-Current Accounting status

- Dues - 21 unpaid accounts
- GFL - 12 unpaid accounts
  
- Secretary Report
  - Previous Meeting Notes submission/review
- Submissions
- ARC Committee Report -
  - Items in the works □ Guide lines update & Online Feedback Process
- Social Cmte-
  - Continuation of Qtly foxy ladies events
  - Seeking Addn' l sponsors for events
- Landscaping-
  - Looking for updated feedback on improvements to be submitted
- Roads -\$ 75K dodgeted for 2026 Roads
  - Primarily Patching Process's to be implemented @ Current Budget
  - Suggestion by Roads Cmte to potentially save budget for 2026 to instead target completing full-length/width repave process
  - Comments on Heavy Vehicle traffic Volume
  - Roads Cmte goals of producing apples-to-apples quotes
- Welcome Cmte-

Kellie C. - Gate Remotes Transferred

- Gate Codes distributed to police, Fire, EMS Departments in case of access needs to the Community

Old Business

- Spectrum Update-Justin
- Comments regarding differences between Sky Runner & Spectrum
- Spectrum to replace above ground junction Boxes w/ in-ground Vaults
- Disturbed areas will be returned to Prior state upon Completion of installation activities/rates
- Comments + Questions
- Availability Questions & Answers

New Business -Jeff

- Speeding delivery Vehicles / Reporting procedure / Ensure identifying information gathered

Dues Increase Review-Jeff Haake

- Purpose & Reasoning for Maintaining reserve fund

Approx. \$75 of increased rates to go towards building a reserve fund w/ a target of \$100k

Trash & Nuisances - Reviewed + stated "properly screened" definition:

- Trash Cans to be placed behind the front plane of the residence, defined as a Plane parallel to road that intersects the nearest point of the structure through that plane. Trash cans which comply w/this definition will be deemed in Compliance
- Supporting Comments in contributions to reserve funds
- Fence Complaints
  - Context & Status updates provided
    - Board has taken over further actions & cannot comment further until resolution has been reached & agreed upon.

Announcements:

- ARC to be notified of changes to residences
- Notification to all residences regarding leash laws & picking up pet droppings through out the Community
- Suggestions: Spring BBQ/Cook-out
- To be followed up on by the Cmte's + Board @ next Working session

Membership Commentary:

Height of speed Bumps to remain the Same to avoid speed Bump & Vehicle damage

- Locations of Spectrum Vaults & Low points
- Question on prior paving work costs

Comments - Keep Saving & minimal patching

While focusing on larger scale Paving Activities

- Seek leverage of Surrounding Communities in similar conditions to potentially consolidate resources & contract pricing/costs
- Reminder that trees deemed or Viewed as dangerous can be felled W/out ARC/Board approval
- New Residents introductions
- Road side edging/Clean-up Suggestion to include Community Members & equipment/ tools
- Publication of statute regarding Walking paths throughout previous golf course Cart paths & Homeowner liabilities or lack there of.
- Comments on recent Walking/Cycling trails in local area -