1. Meeting Start: 6:03pm.
2. Reports of Officers:
	1. President (David Hill) Report –
		1. Reminded everyone attending the meeting to write their names on the sign-in sheet.
		2. Advised the community to let the water drip at the outside water faucet due to very low temperatures.
	2. Vice President (Margaret Telesco) Report – Nothing.
		1. ARC forms – One was submitted, and it needs to be review.
	3. Treasurer’s (Donna Bir) Report –
		1. Funds as of: February 2025
			1. Operating Account: $9,117.00
			2. Operating Reserves: $32,547.09
			3. Replenishing Reserves: $199,790.52
	4. Member at Large (Bruce Freeman) Report – Nothing
	5. Secretary’s (Mynor Peñalonzo) Report –
		1. Meeting minutes approval – Margaret made motion to accept January minutes, with the condition that the minutes needs to state that the BOD came out of executive session to made motion to vote. Donna second motion, all in favor.
		2. Items voted via email in February:
			1. 1616 SWC drainage lifting and cleaning approved via email. All in favor.
3. Managers’ Report: Not in attendance.
4. Old Business:
	1. Inputs to the Rules and Regulations Review Committer deadline set for March 9th.
	2. Discussed 1616 SWC drainage, it needs to be lifted and clean.
	3. Discussed the dog waiver letter and approval. Bruce made motion to approved waiver, Mynor seconded it, 3 to1in favor. Letter stating that the dog’s owners are accepting all responsibilities is attached to the minutes.
	4. Margaret made motion to start violation in the month of March, then every other month, to finish in the month of November. Donna second motion, all in favor.

1. New Business:
	1. Approval for $600 check to use the church for the community meetings. Margaret made motion, Donna second motion, all in favor.
	2. Approval for $250 check to the webmaster for the 2025 year. Margarett made motion, Donna second motion, all in favor.
	3. Approval for the 2025 pool contract. Margarett made motion, Donna second motion, all in favor.
	4. Discussed the approval to open new Replacement Reserves account to deposit the extra HOA monthly fees.
	5. Discussed the trimming of the Crepe Myrtles trees for this year.
	6. Discussed the contract with McDonald landscapes company for the treatment of the Crepe Myrtles trees for this year. Treatment is scheduled for four times a year. Donna made motion, David second it, 4 to 1 in favor.
	7. David asked for volunteers for the Landscape Committee. Please submit names to him if interested.
	8. Discussed the addendum letter to the ARC form submitted for 4309 SSW pathway project. Project was approved by the BOD in November 2024. Extra work was required to be performed at their property and the neighbors. Bruce made motion to admen the current ARC form and no other form is need it, Donna second it, 4 to 1 in favor.
	9. Margaret made motion to keep the open board meeting at 6pm, Donna second it, all in favor.
2. Homeowner Forum:
	1. Attendees
		1. Roy and Theresa Clemons
		2. Deb and Steve Gallo
		3. Jorden Bernee
		4. Madeline Reynolds
		5. Mayra Camejo
		6. Alma Johnson
		7. Cindy Grey
		8. John Robertson
	2. Homeowner requested more information about the Rule and Regulation Review Committee, how to submit any inputs, how the process works, and who will approve the final version. BOD answer all questions that homeowner had.
	3. Homeowner expressed concern about the extra HOA monthly fees that are being place in a new replacement reserves account and if the budget was going to be adjusted. BOD explained why the HOA monthly fees went up this year due to the reserve study and the current budget.
	4. Homeowner asked if the Crepe Myrtles trees were going to be fully cut like last year or just a trim. BOD stated that they were only going to be trim as needed.
	5. Homeowners requested to be notified ahead of time when the treatment of the Crepe Myrtle trees will happen.
	6. Homeowner discussed the problem of animal feces behind the community by the river. No one knows who’s not picking up after their pet, but their are several piles of feces on that area by the river.
	7. Homeowner stated that she is currently working on the draft for the community newsletter.
	8. Homeowner asked about the status of the utility line (COX) that was placed about 6 – 8 months ago. The line is running through their patio area, and it needs to be move. They cannot replace the fence till such communication line gets move as per the fence company.
	9. Homeowner stated that she is having internet connectivity issues, and she has complained to the COX company, but if there are more people, to also call and complain so the company does something about it.
3. Adjournment: 7:20pm. Motion was made to adjourned regular meeting and to go to executive meeting to discuss communication, contract, and issues with the property managers. Due process and violations.
4. Executive Session: 7:25pm.
5. Adjournment: 8:04pm.