

Board Meeting Minutes

July 14, 2025

Call to Order: 6:33pm

Roll Call:

First Name	Last Name	Board Position	District	Attendance
Jackson	Bankston	President	5	P
Chris	Heyel	Vice President	11	A
Pat	Ungemach	Treasurer	3	A
Cindy	McClanahan	Secretary / Newsletter	3	P
Will	Christopher	Dock Chair	3	P
Sharon	Chichester	Pool Chair	8	P
Keith	Lynes	At Large / Pool Committee	1	P
Kimberly	Carver	Social Chair	6	P
Addie	Bankston	Recreation Chair	5	A
Julie	Dresser	ARC Review Chair	6	A
Nikki	Chisholm	At Large / Pool Committee	7	P
Matt	Dowling	At Large / Pool Committee	8	P

- Meeting Guests
 - Steve Napier
 - Dock concerns
 - At the doc: pedestrian gate broken and being propped open
 - Noticing a lot of dangerous fishing items left, which are dangerous to dogs
 - Residents leaving personal household trash in curb cans
 - Requesting either new or repaired cameras at dock entrance and on the pier
 - Will will work with Steve to fix the gate and research better camera options
 - Update on VRBO issue at a specific residence
- Management Report
 - Sending out final dues notices and leins
- To-Do Items
 - Approve May meeting minutes
 - Motion to approve June board meeting minutes by Cindy
 - Second by Jackson
 - Vote: All in favor

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- Result: June Minutes approved
- Crime Report Review
 - Reporting issue with minor shooting fireworks at the dock, Nikki will follow up with Julie on how to file a formal police report
- Pool Committee
 - Diving board
 - Now repaired
 - Considering adding a step to the diving board, Matt will explore options
 - Member refunds
 - Sending an email to all pool members to update on our response to issues
 - Raccoons
 - The pool has been closed due to raccoons 4x this season, not enough to justify a refund, and no formal refunds have been requested
 - Clear-cutting the wooded area behind the pool
 - Need to send a letter to the city to get them to maintain the land
 - Charlotte will send the letter, but needs details from Keith and Matt
 - Pool gate
 - Working on repairing the gate with a vendor
- Fallen tree at Winchester/WI Road
 - Waiting on the county to remove debris, the tree has been tagged as acknowledged by the county
 - Jackson is working with a bricklayer on a brick repair; will wait for the quote before communicating with the homeowner
- Amenity card roll-out
 - Cindy will work with Addy and Charlotte to start collecting orders by August 1, and the new system will start on September 1
- Other Open Items
 - Water installation at the dock
 - Kentshire lot permission letter being prepared/signed
 - Court access control form
 - Pool fence
- Completed Items
 - Pool Gate
- Comments, Questions, Concerns
- Adjourn 7:32pm