

Board Meeting Minutes

August 11, 2025



Call to Order: 6:32 p.m.

Roll Call:

| First Name | Last Name | Board Position | District | Attendance |
|------------|-------------|---------------------------|----------|------------|
| Jackson | Bankston | President | 5 | P |
| Chris | Heyel | Vice President | 11 | P |
| Pat | Ungemach | Treasurer | 3 | P |
| Cindy | McClanahan | Secretary / Newsletter | 3 | P |
| Will | Christopher | Dock Chair | 3 | P |
| Sharon | Chichester | Pool Chair | 8 | A |
| Keith | Lynes | At Large / Pool Committee | 1 | A |
| Kimberly | Carver | Social Chair | 6 | A |
| 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
- Management Report
 - Two monuments were damaged
 - Winchester and WI Road (working with the county to determine the property line)
 - First quote \$5,200, waiting for additional quotes
 - The insurance deductible is \$2,500, researching if both issues can be one claim
 - Steerforth and Walthour (filing police report)
 - \$271k in bank, \$38,500 accounts receivable
- To-Do Items
 - Crime report review
 - Approve July meeting minutes
 - **Motion to approve July board meeting minutes by Cindy**
 - Second by Will
 - Vote: all in favor
 - Result: July Minutes Passed
 - Dock Report
 - Update on dock cameras, water line to dock, gate, etc.
 - Researching a solar-powered camera, meeting with vendor this week
 - Water line vendor has been out of town, will be scheduling next week
 - The gate at the dock has been fixed, but the drive gate needs to have a code update

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- Pool Committee:
 - Sharon is resigning, will finish out pool season and be available for questions
 - Matt will develop a budget and punch list for pool maintenance
 - A list of chair duties is available; Charlotte will follow up
 - Need a new chair by March
 - Matt is working with the county on clearing the property behind the pool
- Fence repair is needed at the playground; Chris will follow up
- Amenity card roll-out
 - Cindy and Charlotte will send out pre-registration this week
- Other Open Items
 - Water installation at the dock
 - Kentshire lot permission letter being prepared/signed
 - Court access control form
 - Pool fence
- Comments, Questions, Concerns
- Adjourn 7:26pm