

BOARD MEETING March 24, 2026

5:36 started

Meeting came to order per Chuck

Attended: Thomas Carlin, Kevin McCarthy, Nate Nelson and Chuck Hogue

Absent: Robert Gochee

Vote Count from 2026 Annual Meeting

Robert Goche – 17 votes

Chuck Hogue – 16 votes

Nathan Nelson – 24 votes

Kevin McCarthy – 20 votes

Hal West – 20 votes

Thomas Carlin – 10 votes

Charles Cox – 2 votes

Robin Dowler – 1 votes

Hal West resigned from the Board in a text to Chuck. Thomas Carlin was next in line for the Board.

Board Elects Officers Roles – Kevin motion to keep Board as is, and Nate seconded. All in favor and no opposed.

How does HOA services do onboarding with the Board? Will HOA Services meet with the Board as we move forward with the onboarding process. The Board believes this is the right move for the community.

Nate and Kristen Nelson received a certified letter from Jack Spinelli. Requesting information..It was also sent to Mark of HOA Services. HOA Services will have the meeting minutes when the portal is created.

Regarding the Covenants Jack wanted to know why the Covenants were reverted back to the original Covenants? Jack also brought up the Financial review needing to be done . It was discussed in the previous and last Annual meeting that Kristen and Nate reviewed the books when they were finally turned over from Kippy. By the time they were turned over Charles was not available to do an audit with Kristen. We had to move on and get the books recreated.

Thomas says the argument to have a Financial review is a third party. Chuck stated that he spoke with his Accountant and she stated that she would not touch anything with a HOA community. It would also cost thousands of dollars to be done and the community does not support this. Jack also stated he wants to see the contract signed with LiquiGreen.

We need to get the letters and newsletters that Jack created and get them over to the Attorney Stuart Foster.

Kristen needs to set up a meeting with Mark at HOA Services. She will get back with the Board when the meeting is set up. Thomas can make a meeting time any time if given a week notice. The other members can make any time work.

“Clouded title” that Chuck stated in 2026 HOA Annual Meeting as he was told that SHOA has clouded title from Stuart Foster. Stuart Foster will move forward with getting the invalid Covenants removed from the County.

Thomas suggested that no one speaks to Jack Spinelli without an Attorney present.

Kristen was contacted by Bill Powell. He requested that he wants to have his 7 heads changed. Nate stated that we will not be changing any heads at this time. He will talk with Bill about this. Also tell him that Chance from LiquiGreen stated that there is not enough pressure at the time he has been running his irrigation.

Thomas suggested to put tamper resistant electrical tape on the irrigation boxes to stop people from getting in.

Thomas is questioning the line in 2025 Annual meeting minutes. It stated “Control boxes responsibility of the homeowners.” Nate stated that it was meant to say that it is the HOA responsibility of the boxes.

Motion to adjourn at 6:34 pm. Thomas seconded.