



## Home Owners' Association Board of Directors

November 20, 2025 Meeting Minutes  
Virtually at 7:03pm

**Call to Order:** Time 7:03PM by Ashlynn Gentry Yue

**Board Members present:** Ofelia Tomasek, Kenneth Rice, VP, Quinn Holub, Martin, Kemp, Ashlyn Gentry Yue,

**Others present:** , Raynell Martinez(Real Manage Representative) , Glen Alexander (ACC), C Crews, J Moore, K Perryman, M Wade, Jean, K Lecheler, Mark, AGY((16 guests))

**Establish Quorum-** YES 3 board members present

### **Homeowner concerns:**

\*Homeowners complained about water issues,

\*ADU issues: HOA Board is working on new language- size and positioning. Home in question needs a site visit to confirm size.

\*STRs need to be addressed.

\*Barker hollow/Edward Hollow- stop sign is facing the wrong way.

\* Policies are being worked on. Ie. STR, Metal Roofs, ADU, Solar Panels, to name a few.

\*ALL formal complaints need to be submitted to Real Manage..

**Motion to approve minutes** - Quinn approved.

**ACC Report:** - Glen Alexander:

\*Solar panels were approved - stressed all equipment cannot be seen or facing the street.

\*Another neighbor inquired about free standing solar panels - They will need to be shielded from the street.

\*A neighbor home now has a *big trailer* on his driveway. He has sent a letter requesting it be removed or screened from view. Same home has a blue building that needs to be painted to match the house.

\*Per our Real Manage Rep, *209 violation letters* will need to be sent to those not following the CC&Rs.

**Old Business:** Christmas winner signs- 1st,place Honorable mention, 2nd Place, 3rd place, Most Festive, and Most Inflatables, Holiday Winners. Cost is \$550. Home Depot cards will be gifted to the winners.

**New business:** None

### **Executive Session-**

\*Dec 2nd - legal CCR meeting. Sheds - need to agree on max size, need to be placed 10ft away from the easement. Violations will need to be discussed with Christy on Monday Dec. 2.

\*Packages and emails will be sent to homeowners to vote on new policies/ amendments. Something needs to be sent to notify our neighbors of the upcoming need for their vote. January 22, potential date for the in person meeting.

**Next meeting:** Dec 18, 2025 7:00PM

**Meeting adjourned** entered at 8:34pm motioned by Ashlynn and Quinn seconded