



Home Owners' Association Board of Directors

October 16, 2025 Meeting Minutes
Virtually at 7:00pm

Call to Order: Time 7:00PM by Ashlyn

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

Others present: Raynell Martinez(new Real Manage Representative), Glen Alexander (ACC), 10 homeowners

Establish Quorum- YES 3 board members present

Homeowner concerns: ADU concerns. One in particular was oversized and doesn't match the original home, is not 3/4 brick as stated on the CC&R. This will be discussed in the executive session. Another hometowner suggested we increase the number of "winners" in the Christmas lighting contest. This will be discussed and voted by the board members at the next meeting.

Sept. Minutes: will be approved at the next meeting

ACC Report: - Glen- 3 submissions- fence replace, onion hollow - replace outbuilding, one had many issues and is still being worked on. More info to come.

Property Mgt report: RYNELL MARTINEZ- will be Brittany's replacement.

Old Business: We are meeting with our lawyer about the upcoming in-person annual meeting. ADU, short term rentals, metal roofs, etc. will be on the list to vote by our neighbors.

Our plan is to have online voting on the changes we have going on. Proxys will be encouraged.

* **November 6-Virtual Town hall Meeting:** Attorney might be present for Q&A. Proxy forms will be available, as well.

* **November 20th IN PERSON Meeting** at the Shady Hollow Community Center. Sign in at 6:30, meeting begins at 7pm.

Neighbors are encouraged to sign up @ shahollo@ciaramail.com to receive emails and to find out the latest info.

Motion to adjourn: Ashlynn motioned, Kenny approved

Executive Session- 9am meeting Monday with Brittany and Raynell to discuss plans. Need proposed verbiage from the attorney.

Next meeting: November 20, 2025 7:00PM - IN PERSON at Shady Hollow Community Center

Meeting adjourned entered at 7:49pm motioned by Ofelia and Ashlynn seconded