



Home Owners' Association Board of Directors

September 18, 2025 Meeting Minutes
Virtually at 6:43pm

Call to Order: Time 6:43PM by Brittany Janovsky

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

Others present: , Brittany Janovsky (Real Manage Representative) , Glen Alexander (ACC), 13 homeowners

Establish Quorum- YES 3 board members present

Homeowner concerns: Homeowner complained about - resident solar equipment facing the front of the home. ACC will need to approach the neighbor again to camouflage the equipment.

Motion to approve minutes - Ofelia

ACC Report: - Glen Alexander-August - shed being approved, fence being replaced, standard stuff. big thing - empty lot on lost oasis. -

Old Business: 39K in our financial report 7accounts that are delinquent.

New business: Working on amendments - metal roofs, short term rentals, maintenance regarding CC&R's, HOA council being available for questions. Q&A meeting ahead of the annual meeting. Working to amend of bylaws. - Board will sign up to go door to door to encourage proxy or online voting.

Policy will need to be in place going forward. A neighborhood home is being used as an event center. Over 20 Complaints were submitted. ANY comments or complaints should be sent to RealManage - email:

shahollo@ciramail.com. There's 236 homes in our neighborhood. We need 2/3 for a quorum, 51% of that quorum to vote in favor of the vote.

Executive Session-Discussion regarding preventing the nuisance to our neighbors- ie str's and business activity in our neighborhood,

5 questions asking our neighbors to vote - str's, events, metal roofs, additional dwellings, by laws. Online voting will be available. Dates to be determined.

DATES to SAVE:

***October 16-** next meeting, A Packet will need to be mailed out by October meeting. Brittany will send out a letter encouraging neighbors to sign up to receive emails, etc on the EOSH website/ resident portal (eshhoa.com).

* **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.

* 5 questions to vote - str's, events, metal roofs, additional dwellings, by laws. Online voting will be cut off before November 6.

Next meeting: Oct 16, 2025 7:00PM

Meeting adjourned entered at 8:30pm motioned by Ofelia and Quinn seconded