



Annual Community Meeting April 28, 2021 at 7PM Virtually Conducted via WebEx / Brian Conley
Meeting opened by president Regis Rulifson at 7PM

There were 21 property owners present on the zoom call. Present were: Roy Robertson- 3, Mark & Kellie Willse- 58, Allen Burton- 12, Jay Crabtree- 39, Annette Tavernaro- 36, Phillip Wagner- 53, Susan Frazier -21, Beverly Nuckles-17, Scott Jackson- 29/30, Tad & Emily Deriso- 50, Roger White -49, Jim Loy -7, Kortney Wilson-10. There were definitely more residents attending than previous meetings. We hope we listed names of everyone on the call.

All board officers and directors were in attendance with the exception of Paul Hendrix.

Current Board:

President - Regis Rulifson Vice President - Drew Goodwin Secretary - Nancy McDonnell
Treasurer - Paul Hendrix Directors - Bobby Glass, Mike Sullivan, Brian Conley

Neighborhood Update:

- Entrance Enhancements Installed
- Community Postal Box Installed
- No Wake Zone Created
- Block Party Held
- POA Disclosure Packet Published
- Reserve Study Completed
- Ten-Year Financial Plan Created
- Neighborhood Assessment Finished

Approval of minutes from previous April 27, 2019 meeting were approved.

Bobby Glass- motioned Jim Loy second

2021 Budget and Reserves Presented

No increases in fees or special assessments

Allen Burton asked for clarification as to past expenditures of the public dock area as related to the separate funds in that account. Bobby Glass shared that typical expenditures over the last years have been for staining the dock, electric and water connections, tree removal, path gravel surface improvement and reserve funds.

Motion to establish staggered directors' terms -

Motion by Brian Conley and 2nd by Mike Sullivan to approve this change in the by laws. Passed

Request Motion to Amend By Laws

- a) Article IV, Section 3, Board of Directors, Term of Office
- b) "At each annual meeting the Members shall elect successors to those Directors whose terms are expiring or who otherwise have vacated their Board positions by using a three-year (3) staggered term schedule. The initial election of each Director will be identified as a "three-year", "two-year", or "one-year" term Director with at least one Director elected for each multi-year position. Then, each succeeding renewal period would be for an expected three-year term replacing those Directors whose terms are expiring. If a Director dropped out before completing his/her three-year term, a new Director would be nominated to fill the remaining term by the remaining Directors. Any Director may resign at any time upon notice giving in writing or by electronic transmission to the Board of Directors."

Election of Directors and Terms:

Conley 2, Dorisco 1, Glass 3, Goodwin 2, Hendrix 3, Jackson 1, McDonnell 2, Reynolds 1, Rulifson 3, Sullivan 2, Crabtree (nominated at meeting) 1

Discussion of Upcoming Neighborhood Projects:

1. Trailer Lot Expansion - Regis outlined the new expansion to roughly double the trailer lot parking area with tree clearing, new gravel, adding additional gravel to the existing area and grading. This would be about \$25,000. Discussion surrounded only one bid and Roy Robertson suggested getting a 2nd bid and offered to arrange to meet with Drew next weekend to review the area and secure a bid with a person of his contact.
2. Sport Court- Another project for consideration is the addition of a 40' x 80' Pickle Ball Court near the trailer lot to be built on asphalt surface with clearing around for other activities but leaving a 10' buffer of trees between it and the roadway. The initial cost would be about \$10,000 - \$15,000.

Creative financing options will be explored - including interested residents of PRF to provide financing up to \$25,000 at 4% interest for a 10-year note. Our current POA dues can support the financing arrangement.

Discussion considering the addition of other family amenities such as basketball hoop and children playground in addition to the pickle ball court area was presented.

Announcement of September 25, 2021 Block Party - save the date...details to follow

Meeting Adjourned - 7:55 PM

Directors Meeting - 8PM April 28, 2021

Elections of Officers:

President - Regis Rulifson Vice President - Drew Goodwin

Treasure - Paul Hendrix Secretary - Emily Dorisco

Committees -

Architectural - Drew Goodwin

Landscape - Nancy McDonnell

Communications - Mike Sullivan

Special Projects - Brain Conley, Pauline Lilley

Social- April Hendrix, Marion Glass, Kathy Reynolds

Nominating - Kathy Reynolds, April Hendrix

Directors meet quarterly in June, September, December and March on
the 1st or 2nd Sunday at 3PM

on

Meeting adjourned - 8:15 PM

Submitted,

Nancy McDonnell, Secretary

