**Call to orde**r**:** 7:00pm

**Attendance:** Dana Cardwell, Dana Lozano, Corey Colliver, Al Banwart, Brice Pufahl, Tory Atkins, Rob Riley

**Financials:**

Dana Lozano reviewed current balances in the operating, savings and CD accounts. The balances for this year are as follows:

 Checking: $14516.55

 Savings: $32,252.86

 CD: $33,751.41

The bylaws require a minimum of $30,000 be retained by the HOA. The board believes this amount is too low and will not suffice to cover potential future expenditures related to the fire pond. The board voted to amend the bylaws to require the HOA retain $45,000 in anticipation of future expenditures. The treasurer will transfer the funds to the savings/CD account.

The board voted at the last meeting to allot money to lighting for the entrance signs and a potential neighborhood party to coincide with the Annual Meeting next year. The remaining amount (estimated $13,000) will be deposited into the HOA savings account. Brice is working on pricing lighting. Anticipated cost is $500/light. Dana L will share info with Brice regarding lights rated for the Bozeman temps.

**Bylaw Amendments:**

The Board voted at the last meeting to amend the bylaws to require $45,000 be retained in Savings/CD accounts for potential neighborhood and fire pond expenditures.

The Board voted to amend the bylaws to allow remote attendance and additional voting options at all annual and special meetings. via in person, proxy, online voting platform, USPS mail-in or email. All such forms of voting will satisfy the quorum requirements as well.

The Board approved the following language: Homeowners may participate in the Annual Meeting and all Special Meetings in person, by proxy, by video or telephone conference (i.e. Zoom or equivalent), or by casting an absentee ballot. Participation in the Annual Meeting or any Special Meeting in any of these forms shall constitute presence in person at the meeting for purposes of establishing a quorum. Ballots will be delivered to homeowners primarily by email, however, a homeowner may request a ballot be delivered by U.S. Postal Service. In order to be counted, ballots must be returned to the HOA management company within two (2) days following the Annual or Special Meeting date. Ballots may be submitted in person at the Annual or Special Meeting, by proxy, by U.S. Postal Service addressed to the HOA management company or by email submission to the HOA management company or by an online voting platform adopted by the HOA or HOA management company.

The Board voted to amend the bylaws to remove language requiring the use of pheromones to treat to pine needle infestation.

The Board has asked Legacy Properties to prepare and file the bylaw amendments. Legacy is contacting an attorney to draft the amendments.

**Design Review Board:**

Updates have been made to the Design Review project list. The project list is maintained by the Design Review Board and can viewed by the HOA Board and Legacy.

**Covenant Compliance:**

No new compliance issues to discuss. Discussion regarding landscape requirements for new home builds. Discussion regarding outstanding compliance issue related to bike ramps and track in neighbor’s yard.

**Maintenance Update:**

Legacy is contacting Pond Doctor and Bozeman Pond for bids to maintain the fire pond for next year.

Discussion regarding snow plow schedule.

**Meeting Adjourned 7:40 pm**