

Walden Lake Fairway Villas

Property Owners Association, Inc.

Board of Directors Meeting

June 3, 2025

Pursuant to duly given notice, the Board of Directors Meeting of the Walden Lake Fairway Villas Property Owners Association, Inc was called to order by Mike Fletcher, acting as President, at Lori Brady's 204 Valencia Ct., on June 3, 2025, at 2:20 pm.

Four out of five Board members present: Lori Brady, Mike Fletcher, Jim Beekman and Karen Strickland. Also present was Property Manager, Ronny Dunner. A quorum was declared.

The meeting was called to order and Mike welcomed and thanked everyone for attending the meeting.

The minutes from the April 22, 2025, meeting were approved as presented. Lori made a motion to accept with a second from Jim. All approved.

Manager's Report:

*Discussed Bill's resignation from the Board. The Board will need to re-allocate the position.

* Pools – Permits from Health Inspector have been received. They are good for 1 year.

*Ronny contacted the attorney and developer for a site plan with real estate plats. The developer is not listed, and the company is not listed in any registrar. Before going further or in another director, Ronny suggested we wait to see what the attorney can provide.

*Tammy said there are roof tiles in storage. Lori said they were very old tiles that Tammy wanted. Will put a call to Mike. Tammy indicated her roof is to be completed tomorrow, 6/3/25.

*Cloudburst is addressing the irrigation. He should be checking to make sure the water is not directed towards anyone's home/windows, etc.

Label is checking areas that may require sod replacement.

*Pest Control- -There has been a high volume of termite swarms. Ronny cautioned to watch for wings, etc. inside the homes.

President's Report:

No report

Committee Reports:

ARC

Welcome:

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Building:

Pools:

Violations: None to report

Christmas Decoration/Garage Sale: No report

New Business:

1. Bill's resignation was accepted by Lori, seconded by Karen to accept the resignation. There is now an open seat for President. Jim and Lori nominated Mike for president. There is now a vacant vice-president position. Suggested to keep positions as is and recruit additional member(s). We will work to recruit additional members.
2. Final position on unwanted trees: It is "ok" to remove the Northern Pine trees if within 50 feet of the unit and there is no objection from neighbors. Jim suggested maybe a 3-year plan for the removal of the trees. Label can do the removal. He will check on the removal process. There may be a need to replace the tree with a different kind.
3. Pool heater ideas/prices: discussed options. The wooden fence around the pump cannot be locked. Need to repair the gate/lock.
4. It is difficult to open the bathroom/storage doors with the current keys. Jim will try some graphite.
5. Trees are blocking the streetlights. Ronny to check with Label to see if he can trim them.
6. A concern with pine beetles – is anyone aware of issues? None. Label will give a status report.
7. An area is needed to store documents: maps, blueprints, surveys, etc.
8. Discussed: Have a permanent structure for golf cart and document storage.

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Members Comments/Concerns:

Mike would like to present the Board as a “friendly neighbor”. Need to be more flexible than before. We can require, however, the following:

--the correct color for the roof

--licensing, etc. of the contractor

--tile shape and type of material - Ronny will provide 3 approved roof materials but will grandfather in the current roof styles. We will need to update the requirements with an “approved style”.

--Doors must be alike. We can grandfather in the current non-conformed style until a new buyer is present.

--Ronny to send notice to 102 Seville Ct S regarding the blue tarp on the roof.

Set Date & Location next meeting:

Tuesday, July 15th at 2:00 pm at 204 Valencia Ct North

Adjournment: There being no further business, the meeting was adjourned at 3:21 pm. Lori made a motion to approve with a second from Karen.

Respectfully submitted:

Karen Strickland