

Minutes, Board of Directors Meeting – January 24, 2026

Attendance:

- Andrew Oman, President
- Cindy Morrell, Vice-President
- Kelli Piliere, Secretary
- Karen Krei, Treasurer
- Ashley Madison, Member At Large
- Beth Oman, Architecture Review Committee Chair

Proceedings:

The meeting was called to order by Andrew at 9:14 AM.

Approval of Agenda:

Andrew made a motion to accept the agenda, Kelli seconded the motion and was unanimously approved.

Approval of Minutes:

Andrew made a motion to approve the minutes with corrections from the previous meeting. Cindy seconded the motion and it was unanimously approved.

Reports

President's Report

- Andrew and Kelli signed the updated CC&R's and returned to the attorney for recordation with Louisa County.

Vice President's Report

- No report

Secretary's Report

- Preparation of the draft minutes from the previous meeting.

Member at Large Report

- No report

Architectural Report

- A32 lot owner was notified to cleanup lot and boat has dead tags
- B44 requested lot clean up of piles of trees and the new build timeline
- C87 lot owner contacted for tree leaning and they cut it down
- A27 lot owner notified us that they are getting ready to list their house for sale
- A24 lot owner contacted for downed tree and they removed fallen tree
- A31 lot owner has both a trailer on blocks and a boat trailer, both parked on the street
- Missing shingles were replaced on the gazebo
- A13 lot owner has placed the trash receptacle screening per request
- B27 lot owner has placed the trash receptacle screening per request
- A36 home construction has begun

Treasurer's Report

- Prepared closing financial documents for 2025
- Final 2026 budget prepared with updated expenses and income figures
- Executed contract with Local Landscapers for 2026
- POA annual slip policy has been reviewed and confirmed to be clearly articulated

Old Business

New Business

- Assessment letters have been updated and will go out the first week in February.
- Collecting information on rental properties

Cindy moved to adjourn the meeting, Kelli seconded and the meeting adjourned at 10:51 AM.