

Minutes of Board of Directors CFCHOA Meeting, June 9, 2025

Present at meeting: Jim Ybarrondo, Rory McLeod, Rod Kessel, Lisa Smeaton. Absent: Ryan Butler
Guest: Lori Young, ARC

Following actions and discussions were held. No prior minutes as first meeting in 2025.

Treasurer's Report – Rory stated several home liens have been in place due to failure to pay yearly dues. Going forward with further legal action to sue delinquent home owners. Motion passed by Board.

Landscaping Deposits – Refunds to be made on a case by case basis. HOA has 31 deposits at present.

Maintenance Report – Rory stated Ryan has started yearly weed spraying within the HOA.

ARC Committee – Lori stated she has several home plans for review. Rod and Lori have been completing weekly drive-by review of the ongoing building processes.

HOA shed currently at 4080 Water Dance Drive is to be moved/disposed of as this property is being improved by the current owner.

Other discussions included the elections of Rod and Lisa for two years at the annual meeting which is to be held on 8-16-2025 at the Tri Lakes Fire Station. Approved by Board as notices home owners.

By unanimous vote by the Board, well abandonment was approved and power switch from 4080 Water Dance Drive to new owners when property is sold.

Meeting closed at 6:40PM.

Jim Ybarrondo

Rory McLeod

Rod Kessel

Lisa Smeaton