

Minutes of the POA Board meeting on October 14, 2025 | Jackson Room at CARC 2:00 pm

The meeting was called to order by President Webb Smathers. Six board members and two committee chairs were present.

Minutes from the September meeting were approved.

Treasurer's report is attached. The board approved the suggested budget for 2026. The board approved an increase in property owners' dues from \$300 to \$400 for homes and an increase from \$90 to \$120 for unoccupied lots. The budget will be presented at the Town Hall and be voted on at the Annual Meeting. Treasurer's report approved.

President's Report

The board discussed the no solicitation policy. The board recommended to add a page to the POA website which can serve as a notice board for anyone who wants to recommend a contractor or service company. Individual property owners will be able to post their recommendations on this page.

Committees

Rental

There are currently 4 rental properties. All are in compliance with community by-laws.

ARC

6 requests for improvements were approved on the recommendation of the ARC committee.

Common Properties

Report attached. The board approved spending \$4,600 for tree removal along Woodland Walk. The board approved spending \$1,000 for tree evaluation along Downs Blvd.

Communications

Email will go out on Thursday with information for Town Hall.

POA Board will meet at Jo Gable's home on November 11 to prepare mailings for Annual Meeting

Social

28 people attended First Friday in October.

Save the date for the POA Christmas party on Dec. 16. If you make a reservation for the dinner, you are responsible for the cost even if you are not able to attend. The POA is charged for the number of reservations, not the number of attendees.

No report from CARC

No old business

New business

The nominating committee recommends 5 candidates for the board for 2026-27

Elaine Cameron. Roman Lavore Susan Hamlin
Alice Hageman Jo Gable

The board approved the list.

No changes in ARC guidelines or POA bylaws.

Meeting adjourned