

Quorum and Attendance:

- Quorum was established at 9:00 AM. Board members present included Trey Maulden and Michelle Morgan.

Key Topics Discussed:

1. Open Board Position:

- Darrin resigned from the board, leaving an open position. Krislyn Baker volunteered to fill this vacancy.
- Trey Maulden will provide Krislyn with the application details for the board position.
- The board will meet at a later date to officially appoint her in an interim capacity.

2. 2025 Budget Proposal:

- Trey Maulden presented the proposed budget for 2025, which includes a significant reduction in the maintenance contract by \$3,500.
- The budget document will be attached to these minutes for reference.
- No other significant changes were noted in the budget proposal.

3. HOA Management Proposal:

- A discussion was held regarding engaging Panhandle Management as the new HOA management company.
- Panhandle Management quoted \$1,300 per month, which is not currently in the budget but was well-received by attendees.
- This management would replace the existing accounting services from Dawn Paul CPA, which cost \$6,500 annually.
- Trey will negotiate to see if there's any flexibility in the quoted price.

4. 2024 Review:

- The completion of the neighborhood fence project was highlighted.
- Installation of AT&T fiber throughout the neighborhood was completed.
- Liveoak fiber is expected to be installed at the beginning of the next year.

5. Lake Arthur Estates Phase 3 Development:

- Alan Paul formally gave notice of plans to develop Phase 3 of Lake Arthur Estates, proposing approximately 80 new homes on half-acre lots.

- Development will occur in phases of 20-30 homes at a time.
- Alan Paul has confirmed he has all necessary permissions to use the existing private roads, supported by public record documents reviewed by the board.
- The board has hired an attorney to verify these documents, with the legal opinion to be shared once the review is complete.
- Alan Paul has agreed that Phase 3 will be part of the existing HOA and will pay HOA dues as well.
- No additional common areas are planned for Phase 3, but the board is negotiating for funding toward recreation/playground upgrades.
- New surveys are required as the county did not honor the original survey, delaying the start of development.

6. New Maintenance Contract:

- Seth obtained a new bid for maintenance services, reducing the contract by \$3,500.
- The contract specifies what and when maintenance needs to be done but allows either party to terminate at any time.

7. Open Forum:

- A significant hole on Arthur Blvd was brought up, and Michelle Morgan committed to contacting companies to repair it properly.
- Speed bumps were discussed, with consensus leaning towards retaining them but considering less aggressive alternatives.
- Several members volunteered for sub-committees to assist with specific projects as needed.
- A member suggested a neighborhood-wide garage sale where profits could be donated to the HOA for unfunded improvement projects.
- It was noted that during Halloween the neighborhood is extremely dark at night time, even more so during daylight savings time. They will be contacting CHELCO to see about getting more street lights added into the neighborhood.

Meeting Conclusion:

- The meeting adjourned at 9:50 AM.

Members in Attendance:

Trey Maulden-6441 Amanda Ct
Michelle Morgan- 3210 Arthur Blvd
Royanna Thorpe-Antigone Cir
Mike Johnson-6313 Antigone Cir
Amy&Don Goodman-6379 Antigone Cir
Will Kicos-3200 Arthur Blvd
Teresa&David Arrington-3092 Zach Ave
Amanda Labello-6310Antigone Cir
Krislyn Baker-6388 Antigone Cir
Cindy&Cliff Bearden-6304 Antigone Cir
Daniel Cassell-6449 Amanda Ct
William Farmer-3088 Zach Ave
Alisha Labello-6394 Antigone Cir
Kenneth Lloyd-6321 Antigone Cir

Category	Amount	Percentage
Total Budget	\$42,315	
Lawn Care	\$16,000	37.80%
Maintenance		
Accounting	\$6,000	14.20%
Recreation		
Areas	\$2,000	4.70%
Electric	\$3,450	8.20%
Water	\$800	1.90%
Liability		
Insurance	\$1,600	3.80%
Corporation		
Annual Renewal	\$61	0.10%
PO Box Rental	\$185	0.40%
Property Taxes	\$200	0.50%
Legal Fees	\$200	0.50%
Tax Preparation	\$200	0.50%
Roads and		
Streets	\$100	0.20%
Total Expenses	\$30,596	
Transfer to Reserves	\$10,579	25.00%
Remaining Budget	\$1,140	