



10-17-2025 Board Meeting

Present

Steve Hamilton President

Kim Rawlings VP

Ron Haynes Treasurer

Scott Gooch Secretary

Teresa Bazzocco Member at Large

Deb Wear Assistant General Manager

Randy Rawlings Guest

Keith Holtmyer Guest

10-17-2025

Board meeting called to order at 1:25pm

Start with café discussion with Keith, the contractor.

- Removing roof, adding 24" beams to raise roofline
- Roof trusses with lofted ceiling, better insulation
- 4/12 outside roof pitch
- Overhang to the west
- Bigger gutters, larger downs
- Move kitchen to the back
- New windows and doors
- Outside seating area
- Details to be finalized with city when permitting process begins



10-17-2025 Board Meeting

Treasures Report

Vision-Operating Checking	\$146,552
West Bank-Cash Reserves	\$187,902
West Bank CD-Maturity Date 1/8/26	\$316,187
West Bank CD-Maturity Date 12/4/25	\$302,916
West Bank MM	\$2,133
Total	\$955,690
Payables	\$91,381.98
New total	\$864,308.02

Motion to approve by Steve, second by Kim. All in favor motion passed

September board minutes.

Motion to approve by Scott, seconded by Ron. All in favor motion passed.

Executive board minutes.

Motion to approve by Scott, second by Steve. All in favor motion passed.

Manager's report

CD was renewed at 3.7%

Cutty's truck and van to be sold

2 quotes for 16 tree removal. One quote comes in for \$57k, the other at \$20k.



10-17-2025 Board Meeting

Motion to approve, not to exceed, \$21k for tree removal by outside service by Ron, second by Steve. All in favor motion passed.

Budget starting next week.

Travis and Steve stopped at Hobby Haven to look at RC track.

Spooktacular parking worked out perfect.

Member at Large report

Dog wash station. Nonslip floor would be safer.

Few complaints about music being too loud.

Dog park waste container was overflowing.

Complaint about trash not being picked up. Dumpsters are on site now.

Instead of members posting on social media, call the office.

Email members to communicate trash update when transition from picking up and dumpster arrival.

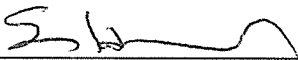
Email members to communicate changes in the gatehouse hours and water being shut off could be sooner.

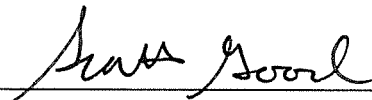
Discolored water due to standing water in the pipes. Some pipes are galvanized.

Marijuana device found in the street during spooktacular weekend.

Complaint about the pools being closed. Can't open pools when store is closed.

Motion to adjourn by Ron, second by Steve. All in favor motion passed.

Steve Hamilton, President  Dated 11/21/25

Scott Gooch, Secretary  Dated 11/21/25