Town Hall Meeting Minutes

Date: May 14, 2026

Time: 6:00 PM – 8:00 PM

Attendees: Board Members Chris Hynes, Josiah Jennings, and Marge Spanninger. Owners Mark Spanninger, Jeff Petersen, Melanie & Robert Soos, Kristen Gilliam, Lynn Janklow, Larry & Julie Fowler, Brenda Conrad, Dave & Laura Sellards, Debra Hynes, and Wendy Jennings

---

The Town Hall was held to give homeowners a dedicated space to share concerns before the official board meetings. By gathering feedback early, the association aims to promote collaboration, reduce conflict, and keep future board meetings on schedule.

1. Gate Infrastructure & Proposals

- **Standards & Access**: The community discussed residential versus commercial standards for the gate, as well as the overall access process. This includes determining usage policies for the North gate versus the Main gate, and distinguishing between owners/guests and commercial traffic.
- **Vendor Proposals**: The board is working with vendors to create clear expectations using a Statement of Work (SOW), which will allow for more easily comparable bids. The community is also exploring the implementation of longer-term vendor contracts.

2. Landscaping & Wildlife

- **Contract Evaluation**: The current landscaping contract only covers minimal services, but homeowners have expressed a desire for more robust upkeep. The board will reevaluate community desires and look into renegotiating the contract.
- **Grounds Upkeep**: Future grounds maintenance plans aim to include the neighborhood ponds, with initiatives to aid local wildlife and support birds of prey.

3. Community Input & Board Operations

- **Owner Involvement & Subcommittees**: Homeowners in attendance requested to be more actively involved. While input is welcome, the board noted that establishing a subcommittee for the gate was passed over as it was felt it would delay the process.
- **Community Skills Inventory**: Marge has committed to gathering a "skills inventory" from community owners. This inclusive list will be used to leverage neighbor expertise to assist with community needs.
- **Meeting Environment & Transparency**: Josiah acknowledged concerns that past meetings have felt toxic and unproductive, noting that such an environment makes it difficult to establish successful subcommittees. In response, Josiah is actively working to tighten meeting runtimes, clean up financial/accounting reporting, secure better contracts, and maximize board transparency.
- **BOD Accountability**: Homeowners requested that the Board of Directors (BOD) be held to a higher standard. Marge emphasized that core communication issues must be

resolved, noting that the minority should not drown out neighborhood desires, nor should the majority drown out the voices of active homeowners.
- **Impact of Meeting Tone**: It was noted that word traveling about meeting friction negatively impacts communication between owners and the board, and risks discouraging potential neighborhood purchasers and investors.

4. Community History & Developer Relations

- **Historical Context**: After the original neighborhood developer folded, the community had to independently manage day-to-day operations. This resulted in unusual agreements, contracts, and costs that are now difficult to unwind. The current developer is working to clean up these agreements to return the community to a typical structural direction.
- **Amenity & Space Control**: Homeowners wish to use developer-owned spaces and amenities as they did when no developer was present. However, the developer intends to regain control to protect their investment until several areas are made more easily accessible, though exceptions will be considered on a case-by-case basis.

5. Communication & Technology Updates

- **Information Distribution**: To increase transparency, the board discussed sending out notes immediately after each meeting. They also plan to maintain a running "action item" to track project progress, which will serve as a regular agenda item at the start of each meeting.
- **Website Management**: Meeting minutes will be posted to the community website more promptly. Additionally, Design Review Board (DRB) minutes are being collected for digital archiving, and the online director directory is being updated to reflect the current BOD roster.
- **Comcast Coordination**: Communication needs to be routed to Brett to ensure Comcast returns to run cables to all pedestals. A new key version must also be widely distributed, as current vendors do not have access.

6. Pest Control & Legal

- **Ground Squirrel Management**: The BOD needs to vote on a neighborhood plan for ground squirrel control. The developer will make an independent decision, though attendees expressed a strong desire for a unified, universal choice between the Property Owners Association (POA) and the developer. To increase operational effectiveness, the board may pass a motion stating the POA will contract for pest control dynamically if the developer does.
- **Legal Matters**: The community is reviewing the legal division between the POA and the developer, alongside a reconsideration of the current maintenance agreement.

Action Items

- **Marge**: Gather a "skills inventory" from community homeowners to assist with neighborhood needs.
- **Josiah / Board**: Tighten meeting lengths, improve the clarity of accounting reports, and implement a running issue tracker at the start of meeting agendas to monitor progress.
- **Board / Management**: Coordinate with landscaping vendors to reevaluate community needs and renegotiate the service contract.
- **Board / Management**: Provide update for the gate project to acquire a vendor to begin the work.
- **Management**: Collect and promptly post outstanding DRB and town hall meeting minutes to the website, and update the BOD roster online.
- **Unassigned (Board/Brett Liaison)**: Contact Brett at Comcast to ensure cables are run to all pedestals, and distribute the new key version to necessary vendors.
- **Board & Developer**: Review the legal division of the POA, reconsider the joint maintenance agreement, and coordinate an aligned strategy regarding late-season ground squirrel control.