

Minutes, Board of Directors Meeting – June 27, 2026

Attendance:

- Andrew Oman, President
- Karen Krei, Treasurer
- Ashley Madison, Member At Large
- Beth Oman, ARC Chair

Proceedings:

The meeting was called to order by Andrew at 9:15 AM.

Approval of Agenda:

Karen made a motion to accept the agenda, Ashley seconded the motion and was unanimously approved.

Approval of Minutes:

Karen made a motion to approve the minutes with corrections from the previous meeting, Ashley seconded the motion and it was unanimously approved.

Reports

President's Report

- Followed up with Ed O'connell on corrected CCR's. We received a hard copy, Andrew will sign with notary, and pass to Kelli to sign with notary, then return to Whiteford to send to Louisa for recordation.

Member at Large Report

- B13: sale completed
- A36: signed a boat slip lease

Architectural Review Committee Report

- B23: approved deck
- B25: asked to clean yard / remove unregistered vehicle
- B43: still no clean-up after multiple reminders and emails. Build approval has now expired.

Andrew made a motion to move forward with enforcement if lot B43 owners do not present a plan to remove debris from their lot in the timeline requested by JIAI ARC. Ashley seconded the motion and it was unanimously approved.

Treasurer's Report

- 98% of 116 assessments have been received.
- Total assessments collected is \$43,420. Still due is \$1,100, including late fees.
- Late assessment letters outlining fees and details have been sent (again) to outstanding lots (2 lots), plus again to those (3 lots) where late fees have not been paid against their lots.
- 20 year proposed reserves financial plan were prepared and presented

Andrew made a motion to approve the reserve outline as proposed, Ashley seconded the motion and it was unanimously approved.

Old Business

- Discussed possible road funding
- Boat ramp. An upright sign will be purchased and placed where the ramp ends.

New Business

- POA picnic. The date for the annual POA picnic will be decided at the next meeting.

Ashley moved to adjourn the meeting, Karen seconded and the meeting was adjourned at 10:50 AM.