



Meeting Agenda Minutes

6:30 pm

March 4, 2025 @

- Board Members Present: Hilda Rodriguez, John Zavala, Colleen Sheahan, & Daphne Rigdon
- Members: Bret Brinkley and Dean Oufnac
- Meeng was held at John Zavala's home at 9216 Roy Bean.

Welcome:

- Hilda Rodriguez welcomed all members and reviewed the norms.
- The Board decided to discuss New Business first before moving into executive session.

New Business:

- Hilda will send out a flyer regarding the Chili Cook off event. Dean has requested for the event to begin at 1:00 instead of 3:00 and requested help in providing tables, chairs and setup items.
- We discussed forming a security committee to look at various initiatives or options that will continue to improve safety. Some items mentioned included researching flock cameras and using car window decals. We will discuss this item in more detail at the March 18 meeting.
- John has secured Amy Peck and Sarah Singleton to speak at our next meeting on March 18 regarding the railroad crossing road hazard and noise pollution. Amanda Edwards will also speak on possible EPA support regarding the Superbag Corp and funding for the Brickhouse Gully project.

Community Participation: none

Community members left the meeting as the Board moved into executive session

Executive Session Summary:

- The Board discussed the OE's insurance contract raising some concerns regarding cost and coverage. Board members will talk with our insurance agent.
- The Board discussed the OE's contract with our attorneys, Lambright & McKee regarding annual meetings and updates.
- ACC appointments - At the February 4 meeting, the agenda item to appoint the nominations to the ACC committee was tabled for further discussion. Though the language differs in the By-Laws and in the Deed Restrictions regarding the appointments, neither document supersedes the other. In

conclusion, the two ACC positions are appointed by the Board. The Board made the decision to appoint Ross Baker and Brett Brinkley to the ACC.

- The Board approved Joan Luker (nominated by the Nominating Committee) to replace Kristi Teter-Faith for secretary. Joan Luker will be present at the March 18th meeting.
- The Board recognizes and appreciates the work of our former Board members. A big thank you to Ann, Kevin, Kristi, Amy and Chris for their volunteerism, service and leadership.

Meeting Adjourned