

# General Meeting Minutes

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July 11th, 2026.

## 1. Call to Order

The meeting was called to order at 9:00 AM by the Chairman Matt Baron.

## 2. Code of Conduct

The Code of Conduct was waived by Chairman.

## 3. Roll Call

Present: Jessica Payne, Rex Christensen, Roland Hook, Matt Baron, Lisa Blansett, and Doris Harrington

Excused: Ralph Rinaldi, Paul DiFranco, and Stephanie Shaefer

Absent: Patrick Skelley

## 4. Seating of Alternates

N/A

## 5. Approval of Agenda

Motion by Rex Christensen to approve amended agenda, seconded by Roland Hook.

Vote: All in Favor. Motion Carried.

## 6. Approval of Minutes

Executive Minutes from June 25<sup>th</sup>, 2026 Motion by Rex Christensen to approve minutes, seconded by Roland Hook.

Vote: All in Favor. Motion Carried.

## 7. Property Owners Concerns:

Trespassing concerns on common properties areas [Treasure Island area, Spring Lake and Lake of Clouds].

- Enforcement of property rules and regulations will be actioned by Board Members with Support of Deputies from the WC Sheriff's office.
- Add more warning signs/ Include tow company contact information.
- Add windshield warnings to trespassing vehicles, notifying them that future violations may result in towing.
- Deputy present checked with the Sheriff's Office regarding enforcement options beyond camera footage and weekend police patrol and bring to the next Meeting.
- Towing enforcement requires review of: Legal regulations | Tow company requirements | Pricing agreements
- Determine how often trespassing incidents occur.
- Explore the possibility of additional weekend patrols during specific high-activity timeframes.
- Consider off-duty patrol services, not an option according to deputy that is present.

#### Policy & Communication:

- Board Members to develop a new policy addressing: Common property rules and regulations | Cameras surveillance | Property care and enforcement procedures.
- Publish information in the community newsletter and on Facebook encouraging residents to report suspicious activity and ask residents to call the Sheriff if they see people on common property without proper stickers/authorization.

#### **8. Treasurer's Report & Finance Committee - Paul DiFranco, Chair**

- Report presented: Balance Sheet. [Attached]- Roland requesting \$233 amount from his AA rentals to be shown on budget, office will investigate & report back.
- Profit and Loss. [Attached].

#### **9. Nominating Committee – Chairman**

No report.

#### **11. Common Properties Committee – Matt Baron, Chair**

1. Matt Baron volunteered to remove trash dumped at Farms River Rd
2. Meet with Sheriff Cristal Cline to discuss enforcement of security for common property areas, including police patrol during weekend hours and check new signs to be added to common property to warn trespassers
3. Replacement of chain broken at Treasure Island, bring price for approval Executive Meeting
4. Search for contractors to provide floor stripping/waxing project plus siding and painting. Bring to the next Executive Meeting.
5. Status of TV purchase & mounting in community center.
6. Rex Christensen made a motion to purchase a new printer for office not to exceed \$1,000, Doris Harrington 2<sup>nd</sup>, all in favor motion adopted. Doris to head up purchase & discussions.
7. SF Decals ordered from Printer, violation stickers need to be ordered once file is reviewed.

#### **12. Road Committee – Ralph Rinaldi, Chair**

1. Bring Road Map to the office for display

#### **John Stanmeyer – WC Board of Supervisors – SF Representative**

No report.

#### **13. Planning Committee – Roland Hook – Chair | Public Relations Committee – Jessica Payne, Chair Recreation Committee – Stephanie Shaefer – Chair**

## 1. Update on Community Garden

### New Business:

1. Newsletter needs approval
2. Website estimate & approval
3. Discussion on email accounts- currently 2 accounts

### Unfinished Business:

1. Playground-picnic area at the pavilion – refurbishment – to be further discussed
2. Repair of railings for bridge across Jim’s country store – bring the matter to the next Executive meeting

### Adjournment:

Motion to Adjourn by Matt Baron, seconded by Roland Hook. Vote: All in favor

The meeting was adjourned at 11:15am.

Minutes submitted by Lisa Blansett

Office Manager

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Signature