Board Meeting Minutes for **June 9, 2026**

Called to order at Nate's house at 7:04pm

Attendees: Directors: Mike & Nate ASC: Dan & Virgil Admin: Carrie

Agenda Items:

1. Welcome Virgil to the ASC! Virgil has limited availability on Tuesdays but is available all other days of the week. He is willing to help the ASC and go on visits for home improvement applications.

2. Propose tracker/review process for Improvement Applications Suggestions on consistent processes and tracking each application from start to finish. Carrie will check emails more regularly and continue to email the new applications to the ASC. When this happens, Carrie will immediately add the address and project as an agenda item for the next monthly meeting. Nate will also share his tracking sheet so that we can all stay on top of current apps. If the committee does not have a timely recommendation for approval, the directors and Carrie will work on a formal response within 60 days.

3. Current Applications needing attention:

- 8559 Innsbrook - formal response was mailed to homeowners last month

4. Website Changes- thank you Holly! Virgil also does website work!!

5.Landscaping concerns/ Updates Landscaping & spring cleanup has resumed after delays from tree removal and abundance of rain. Red, White and Blue flowers are planned for the entrances for 4th of July.

6. Dues update- Late fees have been applied and new statements mailed. 2 homes more than 2 years in rears will go to a lawyer for collection/liens. Virgil suggested using small claims court.

7. sign checks- 2 payments signed. We expect a new bill for mulch/ spring cleanup soon.

8. Reconciliation Statements for review- April & May left with Directors to review

Action Items assigned:

- Dan would like to research metal roof options for further discussion.
- Virgil will look at original site maps and see if different sections still have different covenants and restrictions tied to deeds.
- Mike will contact Clearcreek township about the tree that fell along side of Lytle 5 Points.

NEXT MEETING: TBD

Adjourn: 8:08 pm

Signatures for Approval

Mike Mills: _____ **Date:** 8/24/26

Nate Frankart: _____ **Date:** 8/24/26

Zack Lawson: **Not Present** **Date:** _____