



Teel Mountain HOA Board of Directors Meeting agenda and minutes

Date: December 11th, 2023 @ 7:00 PM

Location: Pool Pavilion

Board members in attendance: X John Aiken X Garrett Bozeman X Tracy Diaz X Cedric Graham
X Dewayne Pinion

HOA members in attendance: Jacob Rutski, Elizabeth Graham, Russ McClenahan, Vicki Aiken, Julie Barrett, Bruce Caylor, Michael Loader, Katherine Loader, Heather Smith, David Smith, Joe Edlhuber, Jeremy Clough, Nellie Joyner, Michael Joyner, Cindy Christensen, Bob Christensen

Agenda Topics:

1. Call to order @ 7PM
2. September meeting minutes - Approved via Email
3. Old Business:
 - a. Treasurer update - John
 - i. Review 2023 budget and expenses
 - b. Secretary update - Dewayne
 - i. New website available (www.teelmountain.com).
 - ii. Emails with logs to be sent out
 - iii. Need additional sign ups for GroupMe
 - iv. Request for a more social GroupMe space
 - c. Committee updates
 - i. Architectural review committee - Cedric
 1. Christensen house scheduled to be finished in February
 2. Michael and Katherine Loader purchased Benson home
 3. Travis and Alexandra Fish purchased lot 37 Teel Mountain Lane (Benson's property)
 4. Jason and Ashley Babicka purchased lot 54 Teel Mountain Drive
 5. Carl DeMarco purchased lot 2 Teel Mountain Drive
 - ii. Landscaping updates - Cedric
 1. Got a quote to remove the downed trees around the community
 - iii. Road/Water committee - Cedric
 1. Speed bumps to be removed
 2. Additional signage to be added, and moved where necessary
 - iv. Pool Committee - Dewayne
 1. Pool is closed for the winter
 2. Water to pavilion to be shut off
 3. Urinal to be repaired after water shut off
 4. New chairs were purchased
 5. Old chairs removed
 - v. Welcome/Neighborhood fellowship committee - Tracy

1. Cookie exchange

4. New Business

- a. Community proposals/requests reviewed
 - i. Can't approve as written
 - ii. Legal action threats must stop
- b. Confirmation of returning directors
 - i. Cedric - received majority vote
 - ii. Tracy - received majority vote
 - iii. John - received majority vote
 - iv. Dewayne - received majority vote
- c. Election of one (1) new board member
 - i. Garrett is stepping down
 - ii. Joe - received majority vote
- d. 2024 Budget and Yearly Assessment was reviewed and discussed - John

5. Adjourn @ 7:39PM

Action / Follow-up Items:

Pavilion fans need maintenance:

New light bulbs

Extend fans down

Install bird deterrents
