

Minutes

July 6, 2026 Powderview Duplex Association

Participants Steve Ferris, Arlene Edwards, Ryan Denison and Caitlin Muldoon, Don and Carol Hatton and George Gibson and by phone Shannon Tiger. Rosa and Will Mixon from PR Property Management

The meeting was called to order at 10:00AM.

Officers were discussed and Don was agreed upon to remain as President, but it was felt we needed another officer. Ryan Denison was nominated and by acclamation was designated Vice president, Secretary and Treasurer.

Water usage was discussed and Rosa presented her email and changes in overage of water usage. It was decided and agreed upon unanimously that the watering of the yard should be decreased to try not to use more than 40,000 gallons a month. Because of the cost of overage it was suggested that the dues would need to be increased.

The insurance proposal and the auditor's report were reviewed and accepted.

The budget and specific items were reviewed and discussed. Some increases were noted and accepted. It was agreed unanimously that the dues beginning 2027 would increase 20 dollars a quarter to cover the increases. It is accepted by the group that special assessments were to be used to balance the budget and to meet unexpectedly increased costs.

Drainage off the Fairway Drive property onto our driveway was discussed. It was voted by acclamation that George and Steve should meet with the appropriate entities to affect a change in the grading to keep water flow from flowing north onto our property.

Lastly items from the Skyland meeting were announced and noted. Mike Billingsly is quitting and a search is underway for his replacement. Issues of the "Corridor project" on Hwy 135 and the speed limit after the Brush creek roundabout needed to be reduced to 45 miles an hour or less. It was announced that Skyland was going to send a letter about these two concerns and the letters would be placed on the website but that individuals should sign the letters at the Skyland office. Lake Grant was discussed and it was noted that boats needed to be taken off the Lake by 15 October for work at the lake.

The meeting was adjourned at 11:10 AM

SUBMITTED

Don Hatton, President