



DEEP BRANCH
WOODS

HOA COMMUNITY MEETING 2025

Milton Library
01/18/2025 10:30-11:30AM

AGENDA

I. CALL TO ORDER

Joe Smith, President, called the meeting to order at 10:36 AM.

II. ROLL CALL

- A. All board members were present.
1. Joe Smith (former President)
 2. Mike Arena (current President)
 3. Dan Klopp (Treasurer)
 4. Kelly Roberts (Secretary)
 5. Leah Jones

B. Member attendance sheet - attached.

III. OPEN BOARD POSITIONS

- A. Joe Smith's term as President has ended. Joe nominated Mike Arena to replace him as President. Mike Arena agreed to fill the position through January of 2026 only if there were no objections by any community member, and after he opened the floor for additional nominations. No other nominations were offered and no objections to Mike filling the role were raised. Mike Arena was voted to be President unopposed.
- B. Kelly Roberts' term replacing Megan Smith as Secretary ended. Joe Smith nominated Kelly Roberts to fill the role of Secretary for a new three year term. No other nominations were offered and no objections to Kelly filling the role were raised. Kelly Roberts was voted to be Secretary unopposed.
- C. Red Hopkins nominated Alex Maclean to join the board as a voting member. Alex Maclean was voted to be on the board unopposed.
- D. Joe Smith was voted to remain on the board as a voting member.
- E. The Board thanks those who volunteer their time for the community.

IV. **REPORTING**

A. **Treasurer Report**

1. 2025 Proposed Budget Presented by Dan Klopp
 - a) The 2025 HOA budget discussed at length including potential expenses for snow plowing, common area tree & pond maintenance, and road repairs.
 - b) After community discussion and input, the 2025 Budget was voted for approval. Dues for each lot will remain at \$725, the same as in 2024.
2. Reminder about dues payment – options to pay annually or quarterly.

B. **Community Management Reports**

1. Roundabouts Project – Update deferred due to the weather and the relevant members being absent. The Board thanks Megan & Jenny for their work on the project, and will look forward to an update when available.
2. Covenants Revision Project- Update from Lauren Pringle & Kathy Reed
 - a) Lauren and Kathy gave an update on their progress working through the covenants project.
 - b) The next step in the plan is to distribute to the community a document with the current and proposed rules for our neighborhood covenants (once that document is ready), and then set up a meeting for everyone to discuss their comments and questions, etc. The Board thanks Lauren and Kathy for their continued work on this project.

V. **MEMBER ITEMS & OPEN FORUM**

The floor was opened for further community comments and questions. None were raised.

VI. **ADJOURNMENT**

The meeting was adjourned at 11:30 AM.