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GL-LB-BAR HOA INC

Board of Directors Meeting Agenda

Date: April 16 2025

Time: 1:20 pm

1. Call to Order: Confirmation of all 4 board members in attendance.

2. Approval of Previous Meeting Minutes

- Approved minutes from the HOA meeting on 15 March

3. Financial Report

- Overview of HOA financials:
- Discussion on outstanding payments and budget allocation
- Late fee waiver requests – case by case basis approved with board review.

4. Old Business

- Updates on ongoing projects and issues
- Received mediation offer from Til Valhalla – resolution response due out.
- Kristen – Turnover of HOA documents and binders, remotes, signs, taxes, financial records – currently do not have – messages have been sent requesting again.

5. New Business

- Discuss start date for easyHOA – Planned September (\$71.50/month)
- Discuss 2025 Landscape Bids – Received 13 bids – decision to remain on volunteer basis due to mediation with prior company and not having budget for full contract based on bids received.
- Liability insurance review: notated that insurance has not been updated/changed since original policy in 2013, does not accurately cover all 7 parcels and fences/parks/playground. – searching for new policy that fulfills covenant requirements.
- Schedule date and time for Quarterly HOA meeting – 31 May 2025 @ 1000
- Discussion of new community concerns and initiatives
 - Covenant & By-law discrepancies
 - Rules & Regulations document doesn't exist

6. Open Forum

- Comments, questions, and concerns

7. Adjournment

- Summary of key decisions and next steps
- Next Board meeting, 19 May @ 5:30 pm