

**LUCKY HOLLOW FARMS
PROPERTY OWNERS' ASSOCIATION ANNUAL MEETING
OCTOBER 25, 2025**

Clyde Called the meeting to order at 11:07 am

Introduction of New Homeowners:

Valerie Pipoly on Brumby, Christine Stanley on Brumby, Joel & Beverly Taylor of Morgan, and Stuart & Paula Light also on Morgan.

Meeting Minutes:

Clyde read the Minutes from last year's Annual Meeting. Andy Broughton moved to approve the minutes as read and Kim Gardner seconded.

Old Business:

Estimates for patching/resurfacing part of Appaloosa starting at entrance and going to Brumby. New updates received. Original bid was \$55K and with additional \$15K for correction of area flooding where the road has sunken, estimate cost would be no more than \$75K. Contractor will be Johnson Paving, a reputable company, with years of experience. Other bids were requested with no submission. Cost was ascertained to just do the area that floods and it had a cost of \$30K.

There was no other old business. Further discussion under New Business of resurfacing the road.

New Business:

Two CD's were purchased from our Savings account (\$15K, maturity of 10/6/2025, which was rolled over to May 2026 and a \$25K, maturing 4/6/2026).

Discussion ensued on direction of funds for resurfacing the road. Clyde presented that a Special Assessment for funding the road work rather than increase the annual dues. He continued with stating the current Road Reserve funds will be used to reduce the amount needed for each lot.

Discussion followed. The facts that the assessment in accordance to our documents could only be increased by 20% and that multiple owners would be unduly burdened by a special assessment at the same time the current annual assessment would be due, a loan seemed to be the consensus. An additional annual assessment increase of 20%, in accordance with our documents, be implemented multiple years for continuance of funding the Road Reserve Fund starting in 2026.

New construction on one of the last two lots has been started and is to be completed in November. There is already a buyer pending.

Speeding on our roads continues to be an issue, however, the new signs have seemed to decrease the number of offenders.

Reminder: Annual assessment of \$360 are due January 1 each year. Invoice will be mailed out no later than the 1st of December.

Kim Gardner stated that there will be an Open House Christmas on the 29th of November. She will send an email out with the details.

Meeting Adjournment: Mike Wargo motioned to adjourn the meeting and Don Wiley seconded.

Approval:



_____, President