

MEETING MINUTES OF  
THE BOARD OF DIRECTORS OF  
HARVEST CREEK HOME OWNERS ASSOCIATION

Minutes of a meeting of the Board of Directors (“Board”), of Harvest Creek Home Owners’ Association (“Association”) held on June 26, 2024. Meeting was called to order at 5:33pm

Present were:

James Connolly  
Barbara Pastine  
Lindsay Freitas  
CJ Cook

The Board received a letter of resignation from James Connolly and rejects that resignation until the conclusion of this meeting, so that the Board can conduct tonight’s meeting.

The Board received a letter from attorney Alanah Griffith on June 18, 2024, and that letter is attached hereto. Based on that letter there are certain recommendations that the Board wishes to adopt. After discussion it is

RESOLVED: that the Board adopts the recommendation that on voting and vacancies:

“The vote occurs in November/December. If there’s a quorum, that person would be confirmed to the Board in the following January, and if not, you appoint the person with the highest votes in January. If any board member resigns or is removed during their term, that the remaining two board members appoint a successor to fill that Board member’s remaining term.”

RESOLVED, that Barbara’s seat is up for election in November 2024, James’s seat is up for election in November 2025, and CJ’s is up for election in November 2026. So if anyone is removed or resigned, that a successor Board member would carry out the rest of that specific term. It is further,

RESOLVED, that in addition to the remaining two board members appointing a successor to fill a vacancy, that if a Board Member plans on voluntarily resigning from their seat, that that Board Member shall make a recommendation as to who should fill his or her seat, and unless a good reason exists otherwise, the remaining Board members should appoint that recommendation. Furthermore, if the two remaining Board members cannot agree on a replacement, that the person recommended by the resigning Board Members shall be appointed. This section does not apply to a Board Member if they are removed. It is further,

RESOLVED, that based on the recommendation of Alanah, the following members shall be appointed:

Barbara Pastine – President  
CJ Cook – Secretary

There shall be no chairman of the board as it is unnecessary and duplicative in nature to that of a President. It is further;

RESOLVED, that based on the interpretation of the By-Laws, that one house receives only one vote, that no two Board Members should be on the Board that reside in the same home.

The Board notes that James Connolly recommended Hudson Hart to fill his seat on the Board, as he had the 2<sup>nd</sup> most votes in the 2023 election, and after Board Member CJ Cook spoke to him, Hudson is not willing to serve on the Board at this time.

The Board further discussed the group of homeowners trying to gather signatures to overthrow the Board. While wishing to resolve this matter, the Board feels that it is in the best interest of the Association to keep the current members, and not just “give into demands” of certain homeowners, as to not become a defunct association. Given the situation and communications made by the Board, the Board needs to further engage Alanah Griffith.

The Board discussed the fence on Durston that needed to be stained, and has directed Saddle Peak to obtain bids on staining this.

The Board discussed that the past minutes contain an error, regarding Brad Bunkers being currently involved in the “Save Harvest Creek Group.” After certain Board members have spoken with Brad, they have confirmed that he is not actively involved in this group.

SPP reviewed its sharing of finances with the Board and agreed to rename some folders to make them more accessible. The Board and SPP discussed that the funds that were previously voted on to put into a CD as of March 2024, had not yet been transferred. Given the current state of affairs with disgruntled homeowners, the Board voted to hold off on depositing funds into said CD.

The Board accepted James Connolly’s resignation and the two remaining Board members, while they would like to appoint Hudson Hart to the Board, are now tasked with finding and appointing a replacement member.

June 26, 2024

s/ CJ Cook

CJ Cook  
Harvest Creek HOA  
Secretary