

Four Corners Estates Property Owners Association

Annual Meeting Minutes

Date: October 14, 2025

Time: 6:34 p.m. – 7:53 p.m.

Location: Church on the Lake

1. Call to Order

The meeting was called to order at 6:34 p.m. by motion from Ed Dhayer, seconded by Jenny Kelly. A quorum was present with 83 lots represented, including 15 lots by proxy.

2. Approval of Previous Minutes

The 2024 Annual Meeting Minutes were made available via the POA website and electronic presentation during the meeting. Motion to accept the 2024 minutes was made by Ernie Provasek, seconded by Mary Ann Wilson. Motion carried by majority vote.

3. Old Business

Treasurer's Report – Presented by Michele Maestas

- Beginning Balance (1/1/2025): \$43,610.89
- Income through 10/11/2025: \$15,657.26
- Expenses through 10/11/2025: \$27,945.78
- Ending Balance (10/11/2025): \$31,322.37

Itemized Expenses:

- Mowing: \$11,400.00
- Walkway \$5,600.00
- Electricity: \$3,725.21
- Insurance: \$2,568.00
- Tree Removal: \$2,000.00
- Property Taxes: \$993.40
- Miscellaneous: \$1,484.70

Motion to accept Treasurer's Report made by Ed Dhayer, seconded by Jenny Kelly. Motion carried.

Vice President Election: Position up for re-election. Motion to re-elect Ed Dhayer made by Michele Maestas, seconded by Dan Schellhase. Motion carried by majority vote.

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4. New Business

Quorum Discussion: Michele Maestas noted difficulty in meeting quorum in previous years. Thanks extended to Nancy Enneper for outreach efforts. Motion by Michele Maestas to redefine quorum requirements. Motion by Alexia Green to move item to electronic vote due to lack of prior notice; seconded by Eric Maestas. Motion carried. Proposed quorum definition will be emailed for electronic voting within two weeks.

Deed Restriction Amendment: Proposal to remove generator screening requirement. Motion by Teresa Ower, seconded by Rich Enneper. Motion carried unanimously.

Restrictions Committee Update: All positions filled. Fee schedule for violations presented for review; suggestions due by November 1, 2025 via email. Proposed fines accrue weekly after 60 days of first notice until resolved. Discussion on enforcement authority: recommendation by Allen Borchers for POA Board to manage violations; rebuttal by Michele Maestas citing Property Owners Protection Act as reviewed by Eric Maestas. Decision: Restrictions Committee will levy/manage violations; appeals go to POA Board.

Violations Report: 30 letters sent for various violations; many corrected. Discussion on utility trailer storage per restrictions (Section E, Paragraph 6 of FCEPOA Deed Restrictions). Carport issue raised by Michael and Brenda Woods; likely removal required. Further review by Restrictions Committee needed for next steps.

5. Open Discussion

New flags to be installed by October 17, 2025; wench replacement approved (\$539).
Reminder: Observe speed limits; roads are county roads. Culvert paving pending county budget approval. Request by Mark Campbell for assistance with trash cleanup at entrance.

6. Adjournment

Meeting adjourned at 7:53 p.m.