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| Meeting with solid fill |  | Duncan’s Ridge hOABoard meeting  |

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| Date | August 15, 2023 | Time | 6:30PM- 8:30pm | Facilitator | Michelle Harte’s Home |

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| HOA Board Members |
|  Caleb Oosterhouse | Rob LaRocca | Angela Staller | Jennifer Arnold |
| Michelle Harte | Paul Ayres |  |  |

| Agenda  |
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| 1. Community Member and HOA Board Introductions2. Open Discussion on Gander Development Proposed Subdivision    a. The virtual meeting with Gander resulted in an Action Tracking document,  which was presented and reviewed. Each item in the document was evaluated  to assign priority and determine its validity.    b. Engagement of Legal Representation        - Schedule a legal assessment with CAS to obtain information on the  community's rights, privileges, and potential actions to achieve our goals.    c. Future Emergency Meeting Discussion and Options        - Discussion and options regarding the Gander Development will be shared  and deliberated upon in an upcoming emergency meeting.        - The emergency meeting will be accessible to the community through  virtual means.        - The meeting is anticipated to occur in approximately three weeks, around  the beginning of September.        - An official invitation and announcement for the meeting will be sent by CAS.3. Reviewing the Minutes of the July 2023 Meeting    a. HOA Dues       - CAS's actions regarding HOA dues discussed    b. Covenants       - Review and enforcement of covenants deliberated    c. Guidelines       - Steps taken to review and propose changes to guidelines with the  objective to update, enforce and enhance existing covenants4. Determining the Next Meeting Date and Adjournment   Date: September 13, 2023   Time: 6:30 PM   Location: Residence of Caleb Oosterhouse   Future Agenda for September:1. Guidelines2. Action Plan for Emergency Meeting

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