



Board of Directors Special Meeting Agenda
6:00PM - Friday, February 28, 2025
Heron River Community Center

1. Call to Order

- Roll Call & Establish Quorum

2. Report

- Vice President (Acting President)

3. Unfinished Business

1. Financial Statements
2. Property Management - East to West
3. Discuss + Sign TV Pools Contract
4. Ratify Hawkeye Services Contract

4. New Business

1. Discuss Election Committee
2. Discuss nomination of new board members to fill vacancy*

*May require Executive Session - The board will leave the room for private discussion (no voting) and return to vote on any necessary matters. Used only for:

- Legal Matters - Review of pending legal issues with HOA attorney.
- Delinquent Accounts - Discussion on homeowner delinquencies and potential actions
- Contract Negotiations - Private discussion regarding vendor contracts and proposals
- Personnel Issues - Review of property management performance and potential changes.

Important Notes:

BYLAW: ARTICLE III Section 3.4 Special Meetings. It shall be the duty of the President to call a special meeting of the Corporation as directed by resolution of the Board of Directors, or upon a petition signed by Members who are entitled to vote one-fourth (14/) of all the votes of the Class A Membership. The notice of all regular and special meetings shall be given as provided in Section 3.5 of these Bylaws, and shall state the nature of the business to be undertaken.

By Order of the Heron River Board of Directors