Sherwood Shores III
Property Owners Association

Regular Meeting Minutes
July 11, 2026

1. Call to Order by: Bil Bacot, President
    a. Time: 10:12 a.m.
    b. Board members in attendance:
        Bil Bacot, President
        Manny Alarcon, Vice President
        Lisa Hakker, Secretary
        Jeanine Christian, Director
        Kimberly Wall, Director
        Dorthy Lyon, Director
    c. Quorum present

2. Approval of Board Meeting Minutes from Regular Meeting held on April 18, 2026:
    a. Dorthy Lyon motioned to oppose, stating the details of the property owner who spoke in open forum should be documented. Minutes to be updated to reflect that.
    b. Motion to approve made by: Kimberly Wall
    c. Second by: Bil Bacot

3. Approval of the Treasurer's Report for period through June 30, 2026:
    a. Motion to approve made by: Kimberly Wall
    b. Second by: Bil Bacot

4. Unfinished Old Business

    a) Waterfront Park Dock Repairs: Board is in receipt of two quotes and awaiting a third company to provide an estimate.

    b) Waterfront Park Light: Kimberly Wall confirmed PEC is still waiting for the Contract Approval with the Contractor that they use. The light replacement is still on their list to be replaced.

    c) Enforcement Committee: Bil Bacot stated they felt it was hard to get going until the Bylaw Revision Committee meets. It was determined to wait until the Bylaw Revision is complete.

    d) Bylaw Revision Committee: Bil Bacot had provided a draft of revision to the Bylaws to the Committee and they plan to meet to discuss it soon

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5. New Business / Open Forum Discussion

a) The Board is in receipt of a quote from Barlisa Enterprises to create a new Sherwood Shores III POA email address from our existing website domain from www.ss3poa.com. The email address can then be utilized to set up Venmo and PayPal accounts to allow members to pay electronically. Option 1 Professional Email Plus for $63.98 includes 2 years of 80 GB email storage; professional email with custom domain; synchronization across all devices; shared calendar, contacts, and task management; access to documents, spreadsheets, and more; and advanced security with Guard Encryption. Lisa Hakker made a motion to approve and Kimberly Wall seconded the motion; all in favor; motion passed.

b) The Board is in receipt of three quotes for a Community Billboard. This will be a great community resource for property members, POA and the Hoover Valley Volunteer Fire Department to share information. Bil Bacot made a motion to approve the purchase of the billboard from Uline, with shipping and taxes, total cost not to exceed $1,500; Kimberly Wall seconded the motion; all in favor; motion passed. Property Owner Jacob Tarver volunteered to install it and Kimberly Wall volunteered to pay for the concrete needed.

c) Sherwood Shores III POA insurance expenses will be due in September; however the insurance carrier has not yet provided the new premium amount. Last year's insurance renewal totaled $3,329.71. Bil Bacot made a motion to approve funds up to the amount of $5,000 for the upcoming premium payment and Lisa Hakker seconded the motion; all in favor; motion passed.

d) The Board is in receipt of Lisa Hakker's time log for the period of April 2026 to July 10, 2026, reflecting 20.75 hours worked, paid by the amount of $40 per hour as previously approved, totalling $830. Bil Bacot made the motion to approve payment; seconded by Kimberly Wall; all in favor; motion passed.

e) The following property owners spoke in open forum: George Craddock, Justin Hakker and Jacob Tarver. Also, Crystal Jones expressed concerns regarding the work the City of Granite Shoals is doing on CR 118B as it appears the vacant land could be a possible new development site. Lisa Hakker indicated she would contact the City of Granite Shoals Water Department to investigate.

Meeting adjourned at 11:17 a.m.

Recorded By:

Lisa Hakker		*10/17/26*
Signature of Secretary		*Date*