

Board President Ted Bohlin opened the meeting and provided an overview of the board's work over the past year. He noted that the board has been focused on maintaining and improving neighborhood spaces, managing contracts efficiently, and planning for upcoming infrastructure needs.

Recent and Ongoing Projects

- **Rantos Contract Renewal and Corner Plantings**
Ted reported that the landscaping contract with Rantos has been renewed. Rantos recently completed new plantings at several corners and entrances to refresh and enhance the neighborhood's appearance.
- **Dead Tree Removals**
Several dead or declining trees have been removed for safety and aesthetic reasons.
- **Tennis Court Fence Repair**
The section of the tennis court that was damaged from a fallen tree has been repaired.
- **Playground Fence Replacement**
A large section of the playground fence, including the gate, has been replaced. The wood will be painted in a few weeks.
- **Corner and Entrance Light Repairs**
Lighting at several corners and entrances has been repaired, improving safety and visibility after dark. Two lights have been reported and will be repaired shortly.
- **HOALife Platform**
Ted explained that the HOA has implemented the HOALife platform to help manage communications, compliance reminders, and neighborhood updates. This tool is helping to streamline board operations and improve responsiveness.
- **Policy Update: Rental Eligibility**
- Discussion included additional rental covenants in relation to Amendment I, which refers to language in Amendment I, and applies to all homes within Downing Creek.
- **Street Signs**
The board noted that many street signs will need to be washed and fixed and/ or potentially replaced in the coming years.
Residents were reminded not to attach flyers or notices to street signs.

Items Under Evaluation

- **Trees Along Jamestowne and the Parkway**

The board is reviewing the condition of trees along these roads to determine necessary trimming, removals, or replacements. The Letter from L. DiGiovanni is available for residents with access to the HOAlife platform under the “documents” section.

- **Tennis Court Repavement Timeline**

The board is developing a timeline for when resurfacing of the tennis courts will be needed, with consideration for future budgeting.

Community Feedback and Discussion

- **Trail System Concept**

The idea of developing a community trail system was discussed. Some residents supported the concept for recreation and connectivity, while others expressed concerns about privacy, erosion, and trails running too close to private property. Several residents also emphasized prioritizing funds for other projects, such as clubhouse and pool repairs (including the baby pool). This project is still under discussion.

- **Trees for the Triangle Program**

Residents were encouraged to consider participating in the **Trees for the Triangle** program, which helps plant and maintain trees in the community and supports the neighborhood’s long-term landscape health.

Elections

- **New Board Member**

Penny Howell was voted in as a new board member.

Welcome, Penny! We look forward to your contributions and service to the community.

Acknowledgment

The board and community extend a **sincere thank you to Ted Bohlin** for his **12 years of service and dedication to Downing Creek**. Your leadership, steady commitment, and countless hours of volunteer work have helped shape and strengthen our community. **We appreciate you, Ted!**