

Clover Leaf Property Owners' Association, Inc.

Annual Meeting

Board Agenda

January 28, 2026

- Call to Order-President Darcy Jacobs call to Order.
- Determine if quorum exist – according to the roll call a quorum exists.
- List of members present and Google Meet:

P	<u>Ken Delbert SR/</u>	<u>Ken Campbell</u>
P	<u>Thomas Oakley</u>	<u>Paul Camp</u>
P	<u>Ferial Andre</u>	<u>Lina Zafra (Google)</u>
P	<u>Abner Clerveaux</u>	<u>Shelby + Jamie</u>
P	<u>Robert Berger</u>	<u>Denise Rhodes</u>
P	<u>Victor Morales</u>	<u>[Signature]</u>
P	<u>Dale</u>	
P	<u>Whitney Connell</u>	
P	<u>Steve Guffff</u>	
	<u>Amanda Murray</u>	
	<u>[Signature]</u>	
	<u>KS Delbert</u>	
	<u>Darcy Jacobs</u>	
	<u>Paul Campbell</u>	

- Approve 2025 board meeting minutes - Robert Murray approved 2025 minutes, Darcy Jacobs 2nds the motion. Steve Campbell

Cloverleaf Trails Property Owners Association Annual Meeting

1. Perimeter Fence

The Board conducted a detailed review of the current condition of the perimeter fencing surrounding the subdivision. Several sections were identified as needing attention, with an estimated 10 hours of labor required to address the most immediate concerns.

Two property owners generously volunteered to donate their time and skills to repair specific fence panels at no cost to the Association.

The Board also discussed the possibility that more extensive repairs or full replacement of certain sections may require formal approval under the governing documents.

In connection with this discussion, members emphasized the importance of establishing a reserve fund dedicated to long-term infrastructure needs, including fencing, roadways, and other shared assets.

2. Annual Dues Structure

The Board revisited the structure of annual assessments and considered offering a quarterly payment option to provide greater flexibility for property owners.

All members present expressed support for this alternative payment schedule, noting that it may improve compliance and ease financial planning for homeowners.

3. Horse Allowances

The Board discussed whether to revise the number of horses permitted per property under the current community guidelines.

At present, a temporary allowance is in place permitting up to three additional horses per property beyond the standard limit.

The Board agreed that a more permanent policy should be evaluated to ensure consistency, fairness, and alignment with the community's equestrian character.

4. Small Farm Animals

The Board considered expanding the types of small farm animals permitted within the community.

County officials confirmed that a limited number of goats and lambs are allowed under local regulations.

Additionally, the county verified that a chicken coop is permitted on parcels of five acres, subject to compliance with setback and sanitation requirements.

Questions were raised regarding:

- The maximum number of chickens allowed and the maximum size of the coop.
- Required distance between coops and neighboring residences

These items will require further clarification and potential policy development.

5. Improvement & Repair Funds

The Board reviewed the Association's available funds and discussed prioritization of upcoming improvement and repair projects such as road re-pavement. The last quote received in 2025 for the re-pavement was \$24,000. There was a motion to wait on repair seconded by Lina Zafra and KJ Delbert.

Although no specific dollar amounts were finalized during the meeting, members agreed that this topic remains a priority and will be revisited during future budgeting sessions.

6. Scheduling

The Board proposed the following dates for upcoming meetings:

- **Annual Meeting:** Monday, January 25th at 5:30 PM
- **Quarterly Board Meeting:** Friday, April 3rd at 6:00 PM

Additional quarterly meeting dates will be established as the year progresses.

7. Owner Comments

The floor was opened for owner questions, comments, and suggestions.

Several property owners requested that the Association arrange for trimming of some trees that are currently obstructing the community's night-time lighting.

Another owner suggested exploring methods to reduce horse-related odors, particularly in high-traffic areas.

8. Other Association Business

The Board discussed the installation of permanent monitoring cameras at both community entrances. All members present approved the measure, recognizing its value for safety and accountability. The motion was seconded by Darcy Jacobs and Linza Zafra.

A reminder was issued regarding the Association's official website, where governing documents, meeting materials, and updates are posted. While all attendees acknowledged awareness of the site, most indicated they had not visited it recently.

9. Post-Meeting Board Session

Following the general meeting, the Board of Directors and the Architectural Review Committee convened a closed session to address internal matters and administrative items requiring Board-level attention.

10. Adjournment

A motion to adjourn was made and approved, formally concluding the meeting.