

2023 Annual Homeowner Meeting Minutes

February 16, 2023

Call to order @ 7:08 pm by Phyllis Moy

- Board Members present: Phyllis, Judy, Melissa
- PMI attendees: Kandice Jutis, account manager and Jan Vasser, General Manager
- Residents in attendance: 23 via Zoom

Welcome and Thank You

1. President: Phyllis Moy

- Done some things listed on the Reserve Study
 - Thank you to David Boring for helping HOA come up with an appropriate amount for the Reserve.
 - Numbers on Reserve Study are low; estimates are coming in higher.
 - Replaced playground equipment because would cost more to repair.
 - Stained gazebo and benches
 - Cleaned out and bush-hogged retention pond.
 - Cleaned/painted entry monuments
- Thank you to Suzanne & Andrew Hinton for serving on the Social Committee and what they have organized so far.
- Need someone to help on the Architectural Review Committee (ARC); Judy would like to step back but is willing to "train".
- Thank you to Megan Hyde for serving as Treasurer. She is not running for re-election.
- There are 2 other committee openings: ARC and Safety
- Thank you to the following residents:
 - Dean Mills, landscaping
 - Dennis Walczak, hanging blinds in the clubhouse
 - Maryann Milano, taking care of clubhouse trashcan and doggie poop bags
- All who came out for the Fall workday
- Introduced the PMI representatives
 - Kandice said she had been through the neighborhood twice, including that day
- Financials were mailed out
 - We collected back assessment from foreclosure
 - Dues increase trying to make up Reserve Fund
- Introduced 2 board candidates
 - Eve Simpson
 - Andrew Hinton
 - Kandice explained election process and ballots. They'll be mailed out via postal and email and due back by February 28. Called to nominate.

2. Opened to Residence's Questions

- Clete Blackwell asked about the Reserve Fund.
 - Kandice explained where to find it on the PMI homeowner portal
 - Approximately \$1,066/month to be added to the fund
- Newsletter set to go out
- Ask landscaper to fix hill to stop erosion
- David Born asked how much was in Reserve Fund
 - Kandice said currently have \$10,996
- Phyllis gave ARC job description; requested residents to email if wanted to help.
- David Boring asked about land expenditures for the Reserve Fund and what was due this year

- i. Phyllis said there were some violations due. We're not in the negative and may not do what is due on the Reserve schedule if it's not needed.
- ii. At this point, looking into the fence bordering Hwy 9 power washing, staining, fixing. Andrew Hinton volunteered to power wash so we wouldn't have to pay. Phyllis will check our HOA insurance to make sure he's covered before agreeing to that. David Boring said our insurance covered HOA workdays but Phyllis said we changed our coverage a couple years ago to cut down on costs and because we were over insured. Phyllis asked Kandice to check for us.
- g. Eve Simpson asked if there was still a pool committee. Phyllis explained that because of COVID, we had to meet certain mandates by the county to open. Don't really have a pool committee right now since don't have to meet those COVID mandates any more.
- h. David Boring asked if we could move back to in person annual meetings. He suggested adding to the ballot in addition to an email blank. Kandice said she could do that.
- i. Kandice reminded everyone that all our information is in the PMI portal and we can update there.
- j. Eve Simpson said she had checked and the more recent meeting minutes were not there. Melissa said she would send them to Kandice to add.

3. Kandice made motion to adjourn and it was seconded.

- a. Adjourned at 7:48 p.m.