

HOA Board Meeting Minutes

March 9, 2023

Call to order/Roll Call @ 1:13 pm

- Board Members present: Phyllis, Judy, Melissa, Eve
- Other residents in attendance: none
- Motion to accept February 9, 2023, minutes made by Phyllis, second by Judy
- Motion to accept February 16, 2023, annual meeting minutes made by Phyllis, second by Judy

Officer Reports

1. President: Phyllis Moy

- a. Have received 1 quote for the fence repair and stain for about \$6,000. Phyllis has asked PMI for 2 more quotes.
 - i. There was a discussion whether to stain both sides of the fence. Eve said we would have to let homeowners know we'd be crossing into their yards and the clear stain on the back fence may not match the rest of the homeowners' fences.
 - ii. Phyllis will ask all the companies giving quotes their thoughts on staining/maintaining both sides. Will address at the next meeting. Hopefully will have 2 more quotes by then.
- b. PMI has suggested we not our own website and "route" everything to PMI's.
 - i. Melissa brought up Kandice had said several times during the annual meeting where to find certain things on the PMI website and it would make it easier for homeowners not to have to check 2 places for forms, meeting mins, etc.
 - ii. PMI has suggested we could put a link on our website that would direct homeowners to PMI's.
 - iii. Phyllis made motion to put the link on our website; Melissa seconded.
- c. Phyllis suggested we move the board meeting to the third Thursday of the month. PMI doesn't have financials posted until the 10th of the month. If we move our meeting to the third week, then we would have a current financial update.
 - i. Eve made a motion and Judy seconded.
- d. Since the approval on changing the pool to saltwater and getting a pool cover, the cost has gone up. She confirmed we still wanted to go ahead and get the pool cover now before it goes up again and not wait until September to purchase. Everyone agreed.
- e. Phyllis asked about making Andrew Hinton Member-at-large so we would have the extra help.
 - i. Motion was made by Phyllis, Melissa seconded.

2. Vice President: Judy Williams

- a. Judy will continue as VP but would like to give ARC responsibilities to someone else.

3. Treasurer: Eve Simpson will take over for Megan Hyde

- a. Eve meet with Phyllis one on one for an explanation of the PMI website and how to find the financial information.

4. Secretary: Melissa Boyle

- a. Nothing to report

Committee Reports

1. Architectural Review Committee (ARC) – Judy Williams will be transitioning to Eve

- a. 4775 Orchard Park Lane submitted request to repaint their house however didn't submit paint chips. PMI informed resident to submit the paint chips and complete the online application.
 - b. Phyllis said PMI wants residents to go through their portal and complete their form. Only some differences we require that are on our form. Evidently Stephanie never uploaded the form to PMI so it has only been on the OL website. Melissa will send the form to Eve.
 - c. Phyllis and Judy never received Melissa's email with the link to Sherwin Williams "natural" color palette choices. Melissa resent to Phyllis, Judy, and Eve.
 - d. Judy said the local Sherwin Williams store has several HOAs' approved outside home color choices. Eve will check to see if they have OL's.
 - e. Phyllis will check with Kandice to make sure Judy and Eve have access to the PMI ARC tab.
- 2. Safety & Security Committee (SSC) – no committee chair**
 - a. Need to see if someone is willing to volunteer.
 - 3. Pool/Clubhouse Committee (PCC) – Mike Britt will transition to Melissa Boyle**
 - a. See President's report about moving forward with transition to saltwater and getting pool cover.
 - 4. Beautification/Landscaping Committee (BLC) – Dean Mills**
 - a. Confirmed neighborhood work day will be April 15 @ 9 am.
 - b. Phyllis wants us to get the free mulch from the recycle center to spread on the path to the lake. Melissa and Eve offered their trucks to pick it up. Probably need 2 more trucks to get enough.
 - c. Melissa asked if we could use the same mulch on the playground. Phyllis said no because there were sharp edges and not appropriate. Will have to get bagged mulch to spread there.
 - 5. Social Committee – Suzanne Rocha/Andrew Hinton**
 - a. HOA will supply snacks and water for the work day
 - b. Upcoming events: Spring/Summer
 - i. May 14: Pool opening; there will not be a soft opening this year
 - ii. August 3: Back to school
 - iii. Phyllis confirmed the HOA will not sponsor fireworks or a party for July 4.

Old Business

- 1. Newsletter.**
 - a. Phyllis will ask Kandice for missing residents' emails.
 - b. Holding off on publishing the newsletter until Phyllis talks with Andrew Hinton about Member at Large

New Business

1. New officer – welcome Eve
2. Monthly meeting will change to third Thursday of the month

Announcements/Remarks

- Next board meeting scheduled for Thursday, April 20, 2023
- Motion to adjourn made by Melissa, second by Judy, motion carried
- Adjourned at 2:26 pm