

Pine Hollow Homeowners Association  
Board of Trustees Regular Meeting  
November 11, 2007

**ATTENDEES**

Nancy Kozanecki – Recording Secretary / Trustee  
Linda Pancharez – Association Manager  
Ron Ricaldi – Trustee  
Regina Blue - Trustee

**CALL TO ORDER**

The meeting of the Board of Trustees was called to order by Ron Ricaldi at 4:15 pm. A quorum was present so that business could be conducted.

**TRUSTEE REPORTS**

DD#4 and City Meeting, Monday, November 12<sup>th</sup> 5:30 pm at City Engineering Offices  
Goals and Aesthetics Committee meeting, Tuesday, November 13<sup>th</sup> 8:30 pm at Sonya Clauson's.  
MUD meeting, Tuesday, November 27<sup>th</sup> at 6:00 pm at Library  
Newsletter articles due, December 7<sup>th</sup>  
ARC meeting, Monday, December 3<sup>rd</sup> at 7:00 pm at John's.  
Trustee meeting, Sunday, December 9<sup>th</sup> at 4:00 pm at Nancy's.  
DD#4 and City Meeting, Monday, December 10<sup>th</sup> 5:30 pm at City Engineering Offices  
Goals and Aesthetics Committee meeting, Tuesday, December 11<sup>th</sup> 8:30 pm at Sonya Clauson's.  
Newsletter Mailout, week of December 17<sup>th</sup>.  
Annual Meeting, Wednesday, January 23<sup>rd</sup> 7:00 pm at Library

**SECRETARY'S REPORT**

*Approval of Minutes*

Minutes from Regular Board Meeting on 10/14/07.

Minutes were approved with no correction

Minutes from Executive Board Meeting on 10/14/07.

Minutes were approved with no correction.

Minutes from Community Meeting on 10/24/07.

Minutes were approved with no correction

Minutes from Board Meeting on 10/24/07.

Minutes were approved with no correction.

**TREASURER'S REPORT**

*Financials*

The payment from the resident for the repair of the Ditch 6 easement is not reflected in the financials.

A request was made to Linda to make sure that the payment from the resident for the repair of the Ditch 6 easement is reflected in next months financials.

Interest income seems low for this month.

A request was made to Linda to find out why the interest income is low for November.

**MANAGERS REPORT**

*Pine Hurst Easement*

Still working on obtaining bid from 3 different companies in order to repair this easement since the homeowner has not returned the easement to its original condition before the pool installation. The homeowner will be responsible for the repairs. Two bids have been received at this point.

*Car Break-Ins*

Reported that several cars were broken into in the surrounding subdivisions, Briar Glen and Dixie Woods.

These cars were mainly unlocked and owners left items such as computers, guns and IPODs available to steal.

A request was made to Nancy to send out an alert concerning these car break ins to raise the awareness of residents about locking car doors.

## **OLD BUSINESS**

### **Status of Goals**

#### **Complete**

- Financial Audit
  - No update. Nancy to meet with auditor and accountant concerning draft audit.

#### **In-Progress**

- Deeding of Detention Ponds To Or Passing Maintenance Responsibilities to a Governmental Agency
  - Nothing to report.
- Tax Exempt Organization
  - Documents have been sent to the IRS for approval.
- Fence at Park – *Stretch*
  - The City has approved \$3500 towards this project.
  - Still waiting on 1 pipeline companies to give permission to the City so that the fence can be erected.
  - MUD 18 has offered to help pay for the fence at the park.

### **Mowing/Landscaping Contract**

A motion was made by Ron and seconded by Nancy to approve the landscape contract from Komp. The motion was approved unanimously.

### **90% Construction Drawing Approval**

The Board members requested an additional month to review the construction drawings and report for the drainage project.

## **NEW BUSINESS**

### **Acceptance of Reserves from West Development**

A request was received from Aaron McGuire asking the status of the Hike and Bike trails within Pine Hollow so that the property could be deeded to the City. This projected is at least 2 years away at this point.

The Board proposed accepting these Reserves if it was at no cost to the HOA.

A request was made to Nancy to follow up with Aaron concerning this matter.

### **For Sale/For Lease Advertising on Website**

The Board considered adding a section of the website for homes For Sale and For Lease in order to help assist residents selling their homes. This would be offered as a free service for homes within the subdivision. No properties outside of the subdivision would be advertised. The homeowner will be responsible for submitting information to the website contact concerning the property.

A request was made to Nancy to start developing this section of the website for For Sale and For Lease homes.

## **EXECUTIVE SESSION**

An executive session was held during this meeting.

## **ADJOURN**

The meeting was adjourned at 5:30 pm.

Approved:

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Nancy Kozanecki, Recording Secretary & Trustee

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Member, Board of Trustees