

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
July 19, 2009

ATTENDEES

Nancy Kozanecki – Recording Secretary / Trustee
Ron Ricaldi – Trustee
Regina Blue – Trustee
Maria Leal – Management Representative

CALL TO ORDER

The meeting of the Board of Trustees was called to order by Ron Ricaldi at 4:10 pm. A quorum was present so that business could be conducted.

TRUSTEE REPORTS

DD#4 and City Meeting, Monday, July 20th at 5:30 pm.
Trustee Meeting, Sunday, August 9th at 4:00 pm.

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 06/07/2009

Minutes were approved with no correction

Minutes from City Meeting on 06/15/2009

Minutes were approved with no correction

Minutes from Regular Board Meeting on 07/12//2009

Minutes were approved with no correction

TREASURER'S REPORT

The Financials were reviewed by the Board.

Percentage of homes with outstanding balances by section: Estates – 1.56%, Section 1 – 8.43%, Section 2 – 11.26%, and Section 3-7.69%. The overall percentage is 8.25% for the subdivision.

The first draft of the 2010 budget was reviewed. Board and Committee members are encouraged to submit items for the budget and goals over the next month.

MANAGER'S REPORT

None.

OLD BUSINESS

Park Fence

The interlocal agreement still needs to be approved by the City Council. All of the bids are now in. Jon Branson stated that this item should be on the upcoming Council agenda.

Policies Adoption

A motion was made by Nancy and seconded by Ron to approve the Records Retention and the Inspection and Copying of Association Records policies

The motion was approved unanimously.

A motion was made by Regina and seconded by Ron to approve the Donation Policy.

Yeas: Ron and Regina

Abstain: Nancy

Motion is approved by majority vote.

Elections Guidelines

A motion was made by Regina and seconded by Ron to approve the Pine Hollow HOA Elections Guidelines.

The motion was approved unanimously.

A motion was made by Nancy and seconded by Regina to appoint Ron as the first Board Liaison to this committee and going forward the most recently elected Board Member will serve in this roll the year after their election.

The motion was approved unanimously.

The Board decided to advertise in the Tidbits for the remaining Committee members. The initial Committee Members will be selected and their terms staggered based on which Board Member nominated the person so that only one Committee member's term expires each year.

Estates Entrance Landscaping

The Estates Entrance Revamp Committee has met and developed a draft scope of work. It is expected that the scope of work will be sent out to initial vendors at the end of July or early August.

Big Kid's Party

The deposit has been made for the event and the signs should be in soon

Deeding of Detention Ponds to DD#4

A meeting with DD#4 is being scheduled at this time.

NEW BUSINESS

Sherwyn Williams

The Board is working with Sherwyn Williams for a discount for all Pine Hollow residents at their stores for paint and paint supplies.

Neighborhood Watch

Patrick Campbell has offered to lead this committee.

The Oakbrook and Oakbrook Estates HOA's are willing to help Pine Hollow establish a Neighborhood Watch program. A meeting was held in Oakbrook in which the Pine Hollow Board was invited.

Oakbrook shared their "package" of materials that they are giving to their residents as a way to introduce them to the program.

According to Oakbrook, for a Neighborhood Watch Program to be successful, it will take 1 volunteer for every 15 – 20 homes. So in the case of Pine Hollow, we will need approximately 30 – 40 volunteers to act as block captains.

Power Washer

The Board raised the idea of purchasing a power washer for the subdivision.

A request was made to Regina to research the power washer as well as to develop a policy to administer how a resident can borrow the equipment.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 5:25 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees