

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
August 9, 2009

ATTENDEES

Nancy Kozanecki – Recording Secretary / Trustee
Ron Ricaldi – Trustee
Regina Blue – Trustee
Gary Kerr – ARC Chairperson
Maria Leal – Management Representative

CALL TO ORDER

The meeting of the Board of Trustees was called to order by Ron Ricaldi at 4:03 pm. A quorum was present so that business could be conducted.

TRUSTEE REPORTS

DD#4 and City Meeting, Monday, August 24th at 5:30 pm.
ARC Meeting, Monday, August 31st at 7:30 pm
Trustee Meeting, Sunday, September 13th at 4:00 pm.
Newsletter Deadline, Friday, October 2nd
Membership Meeting, Wednesday, October 21st at 7:00 pm

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 07/19/2009

Minutes were approved with no correction

Minutes from Regular Board Meeting on 07/19/2009

Minutes were approved with no correction

Minutes from City Meeting on 07/20/2009

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 – 7.87%, Section 2 – 10.60%, and Section 3-5.38%. The overall percentage is 7.29% for the subdivision.

A motion was made by Ron and seconded by Nancy to send all residents which have received their final warning to the attorney for collection except for those that have options pending on house sale.

The motion was approved unanimously.

A motion was made by Nancy and seconded by Regina to send final notice to all those residents who balance is over \$55.00 and have received their second notice. Any resident with a balance of \$55.00 or less will continue to accrue interest charges but will be billed with the upcoming 2010 dues

The motion was approved unanimously.

A request was made to Maria to send those residents who have received their final notice to the attorney for collection except for those that have options pending on their house sale.

A request was made to Maria to send final collections notices to those that have a balance over \$55.00 and have gotten a second notice already.

MANAGER'S REPORT

The lights at the Pine Hollow entrance that are not functional will be repaired soon.

The three (3) trees in the park that are dead will be removed by the HOA at a cost of \$90.00.

OLD BUSINESS

Park Fence

The interlocal agreement has been approved by the City Council. The Pine Hollow check has been delivered to the City. The expectation is that the fence will be installed within 60 days.

Big Kid's Party

The signs are in for the party. So far there have been very few RSVP's. A postcard will be going out early this week. The Outreach Committee has offered to help distribute flyers.

Deeding of Detention Ponds to DD#4

The DD#4 Commissioners have voted to waive the \$111,000 deeding fee for the Pine Hollow HOA in lieu of the substantial capital investment which the HOA has made to address the drainage issues. Further meetings concerning the deeding requirements will be held over the next month with DD#4 with the goal to present the issue to the membership during the October meeting.

Sherwyn Williams

The Sherwyn Williams representative has ordered the forms for the discounts. Still waiting on receipt.

Neighborhood Watch

So far 10 people have volunteered for this committee, however, 37 are needed. The HOA will continue to solicit volunteers. However, if enough volunteers are not available for this committee, it will no longer be pursued.

Power Washer

Regina is currently working on a policy for the power washer.

NEW BUSINESS

DCR List

The DCR violation list has decreased by 10 pages. This means approximately 60 violation have been addressed by the residents.

Several residents have received their certified letter, the next step in the process will be taken in September if the residents have not addressed their issues.

Mailbox Repairs

A question was raised as to whether or not removing the door from the mailbox constitutes a repair if the door is damaged or hanging.

A motion was made by Nancy and seconded by Regina that a homeowner will be required to repair a mailbox such that the door is functional again. Removing the door shall not constitute a repair to the mailbox.

The motion was approve unanimously.

Solar Screens

A proposal from the ARC was discussed concerning solar screens. The change would be to only require solar screen on an entire floor of a structure opposed to currently requiring that if one window has a solar screen then all windows on that side of the house must have solar screens.

A motion was made by Nancy and seconded by Regina to allow solar screens on only one floor of a structure.

Ayes: None

No: Blue, Kozanecki, Ricaldi

The motion failed.

Fake Windows

A discussion concerning the fake windows and how to address them was discussed. The ARC recommendation was for residents to either replace the film on these windows if the homeowner could access them or allow the resident to place a solar screen over the window.

The ARC did agree to a change in the guidelines to allow an exemption to the solar screen guideline in which a homeowner could only have a single solar screen to address the peeling film on fake windows since the homeowner is unable to access the window.

A motion was made by Ron and seconded by Regina to allow the exception to the solar screen guideline where a single solar screen can be placed in order to address the peeling film on fake windows.

The motion was approved unanimously.

Donations

A motion was made by Ron and seconded by Regina to accept the donation of materials for five (5) hoses to be distributed to those watering the various islands throughout the subdivision at an estimated benefit to the association of \$40.00

The motion was approved unanimously.

A motion was made by Ron and seconded by Regina to accept the donation of plants, crushed granite and labor to improve the Reiser Court easement at an estimated benefit to the association of \$150.00

The motion was approved unanimously.

A motion was made by Nancy and seconded by Ron to accept the donation of labor required to rewire the Pine Valley pump such that the fountain operates correctly at a benefit to the association of \$200.00.

The motion was approved unanimously.

A motion was made by Ron and seconded by Nancy to accept the donation of labor and supplies to clean up the spray paint at the park for a benefit to the association of \$50.00

The motion was approved unanimously.

ARC Application Inspection

A request was made to Maria to find out how inspections were handled after ARC approval and installation of improvements were done.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 6:05 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees