

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
May 12, 2010

ATTENDEES

Nancy Kozanecki – Recording Secretary / Trustee
Ron Ricaldi – Trustee
Maria Leal – CMSI Community Manager

CALL TO ORDER

The meeting of the Board of Trustees was called to order by Ron Smith at 6:40 pm. A quorum was present so that business could be conducted.

TRUSTEE MEETINGS

DD#4 Meeting, Tuesday, May 18th at 9:00 am
ARC Meeting, Monday, June 7th at 7:30 pm
ARC Subdivision Walk Through, Saturday, June 12th
Drainage Meeting, Monday, June 14th at 5:30 pm
Trustee Meeting, Thursday, June 17th at 6:00 pm
ARC Subdivision Walk Through, Saturday, June 19th

SECRETARY'S REPORT

Approval of Minutes

Minutes from City Meeting on 05/05/2010
Minutes were approved with no correction
Minutes from Board Special Meeting on 05/05/2010
Minutes were approved with no correction
Minutes from City Meeting on 05/10/2010
Minutes were approved with no correction

TREASURER'S REPORT

Delinquency Report

The delinquency report ending May 7th was reviewed by the Board. The certified notices have been sent to the residents in mid-April.

	May, 2010	April, 2010
Overall Delinquency	10.2% (53 homes)	14.2% (74 homes)
Estates	6.3%	12.5%
Section 1	11.8%	15.2%
Section 2	10.6%	15.2%
Section 3	9.2%	12.3%

A motion was made by Nancy Kozanecki and seconded by Ron Smith to turn over all delinquent accounts that have not established a payment plan to the attorney on June 1st.

The motion was approved unanimously.

A request was made to Nancy Kozanecki to put a reminder in the tidbits to encourage residents to pay their dues before the accounts are turned over to the attorney for collection

Monthly Financials

The monthly financials were reviewed by the Board.

MANAGER'S REPORT

A request was made to Maria to have the ARC applications sent to Gary Kerr on the Friday before the Monday meeting so that the ARC has time to review the applications before the meeting.

OLD BUSINESS

Lowering Speed Limits in the Subdivision

The Council workshop was held. There was no direction given by the Council as to how the City staff should proceed forward. The recommendation of the City staff was not to lower the speed limits but address the problem by:

- Continue working with subdivisions/HOA's on resolving these issues with educating the residents
- Continue implementation of the City Traffic Calming Policy
- Continue to implement the City sidewalk rehab/construction program which helps keep pedestrians off of the street

A request was made to Nancy Kozanecki to schedule a meeting with the City Manager to determine if Pine Hollow could be used as pilot case for the 25 mph speed limit or if there are any additional alternatives to address the speeding problem in Pine Hollow.

Expense and Reimbursement Policy

A motion was made by Ron Smith and seconded by Nancy Kozanecki to approve the expense and reimbursement policy.

The motion was approved unanimously.

A request was made to Nancy Kozanecki to complete the Dedicatory Instrument form for filing with County Records office and forward all required documents to the attorney for filing.

Decommissioning of Detention Pond #9

The work will begin on Monday, May 17th. It will take approximately 3 weeks to complete. The goal is to complete this before school is let out for the summer.

NEW BUSINESS

Detention Ponds and Pipes

A motion was made by Ron Smith and seconded by Nancy Kozanecki to approve the stencil wording and the cost not to exceed \$250.

The motion was approved unanimously.

ARC Subdivision Walk Throughs

The ARC has selected June 12th and June 19th to conduct the subdivision walk through.

A request was made to Maria to have the following documents sent to Board in support of the walk through on June 10th: DCR Violation Report, ARC Applications Submitted and Denied Report

A request was made to Maria to have a CMSI representative available for the walk through days.

Pocket Parks

A discussion concerning the potential location, order, cost and funding of three pocket parks occurred. Several grants were looked at but the HOA does not qualify for most because the tax exempt status for most grants must be a 501c3 organization whereas the HOA is a 501c4 organization.

Two grants were possibilities and these are being looked into for more details to determine the eligibility of the HOA.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 8:15 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees