

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
June 17, 2010

ATTENDEES

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

CALL TO ORDER

The meeting of the Board of Trustees was called to order by Ron Smith at 6:00 pm. A quorum was present so that business could be conducted.

TRUSTEE MEETINGS

ARC Meeting, Monday, July 5th at 7:30 pm
Trustee Meeting, Thursday, July 22nd at 6:00 pm

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 5/12/2010
Minutes were approved with no correction
Minutes from Executive Board Meeting on 5/12/2010
Minutes were approved with no correction
Minutes from BCDD#4 Meeting on 5/18/2010
Minutes were approved with no correction
Minutes from City Meeting on 05/18/2010
Minutes were approved with no correction
Minutes from Special Meeting on 06/16/2010
Minutes were approved with no correction

TREASURER'S REPORT

Delinquency Report

The delinquency report submitted with the Board packet was reviewed by the Board. All notices have been sent to the residents and those that are not on a payment plan have been turned over to the attorney for collection.

	June, 2010	May, 2010
Overall Delinquency	9.4% (49 homes)	10.2% (53 homes)
Estates	6.3%	6.3%
Section 1	11.2%	11.8%
Section 2	9.3%	10.6%
Section 3	8.5%	9.2%

Monthly Financials

The monthly financials were reviewed by the Board.

2011 Budget

A request was made to the Trustee's to start thinking about what needs to be included in the 2011 budget. Based on the survey feedback, the community is satisfied with the current dues rate of \$315. This rate will be used to generate the 2011 budget.
A request was made to Nancy to create the following new operating accounts for the budget:
Training/Memberships, Pocket Parks, Pine Hollow Park, and Neighborhood Watch.

MANAGER'S REPORT

None.

OLD BUSINESS

Lowering Speed Limits in the Subdivision

A meeting was held with the City Manager with representative from the Pine Hollow HOA and Oakbrook HOA. The City Manager re-iterated the position of the Police Chief and City Staff.

Consensus was reached among the Pine Hollow Board that the HOA will not pursue a petition at this time unless several other HOA's are willing to step forward to support this initiative.

No Trespassing - Detention Ponds and Pipes

The stenciling of the detention ponds is now complete with "No Trespassing".

Jamison Landing and Swale

A note has been sent to the City Engineer to look at the property lines for the new Jamison Landing Subdivision. Currently, the stakes are encroaching the Pine Tree swale. The City Engineer will be responding to the HOA's e-mail as soon as he has an opportunity to look at the site.

ARC Guidelines

A request was made to Nancy to resend the attorney comments to Ron Smith to combine into the final document.

A request was made to Ron Smith to consolidate all of the remaining items into the final version of the guidelines. This includes the last revisions done by the ARC, the close out form, attorney comments and language requiring a new ARC application when structure are replaced, even in kind.

Survey Volunteers

A request was made to Nancy to send Ron Smith the contact information for those who volunteered via the survey.

A request was made to Ron Smith to contact those who are interested in volunteering for the HOA.

Decommissioning of Detention Pond #9

The majority of the work is now completed for the decommissioning of detention pond #9. The outfall work is left along with some leveling and seeding.

Pocket Parks

A discussion concerning the proposed location of the pocket park for Section 2 and Section 3 occurred.

NEW BUSINESS

Membership Meeting with BCDD#4

A request was made to Nancy to cancel the scheduled meeting on 6/23 and schedule another one in July.

Neighborhood Watch

The Neighborhood Watch Committee had their first meeting. The Committee has decided to put together an awareness packet and to recruit more block captains.

The committee will be making their big push during National Night Out.

Ron Ricaldi will be the designated Board Liaison to the Neighborhood Watch Committee.

A request was made to Nancy to send the neighborhood maps to Ron Smith for the Committee to use.

Committees Overall

A request was made to Ron Smith to contact the Chairs of the committees that have not met to determine the level of interest as well as to determine if other people may be interested in leading these committees.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 7:30 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees