

1/01/22 Pine Creek HOA Board Meeting Agenda

Attendees: Kelsea, Patrick, Michelle, Kurt, Corey, Tom, Kateri

Absent: Annette

Meeting time: 7:00 – 8:13 PM (held virtually)

Action items highlighted in yellow

1. Follow up on previous action items:

- Get Billy on an auto forward to handle PCHOA emails and share Board members' email addresses with PJM (Kelsea) – **DONE**
- Add AppFolio info to our website (how to register and why to use it) – **Need to follow up (Kateri)**
- Things we requested from PJM:
 - Dues delinquency list – **listed under AppFolio, Shared Documents, Monthly Board Member Packet**
 - Establish regular communications to get updates – **These come through via AppFolio**
 - Bids for alternative trash service that might offer HOA discounts – **Need to put explanation on the website that Abe's is no longer offering a reduced HOA rate unless the HOA (or SID) pays by a single check, which means we would have to raise dues (or SID raises taxes) to cover the cost for each homeowner, and all homeowners would have to have Abe's. This would be a problem if homeowners don't pay their dues.**
 - Condensed version of the State Statutes – **PJM still working with lawyers to put this together.**
 - Excel sheet detailing covenant violations and actions – **Billy has a sheet put together; will do inspection Jan 17, report back on findings, and seek approval to send letters.**
 - D&O insurance quotes – **So far they only have one quote for us; Corey has a quote for \$2,238/yr for \$1M for D&O insurance. Have added this to the budget.**
- Audit – do we want to move forward with this? Or can Corey pull together all the remaining info to make everything complete (and add to website)? – **Corey is reviewing the financial records but so far there does not appear to be anything that warrants moving forward with an audit. There were some questions with some of last year's dues payments not getting posted correctly, so some people who did pay showed up incorrectly on the delinquency list; this happened during the transition over to PJM and them not having access to the PayPal records. Will double check to make sure this all got rectified.**
- Investing PCHOA money – **Transferred \$125,000 into a reserve fund so we can earn some interest. Goal is to get \$260,000 total in this reserve fund. Based on**

current figures, the SID is currently paying \$130,000 per year for common area maintenance. This would give us two years of landscaping maintenance as a cushion until the HOA dues could be changed to cover the new expenses.

2. 2022 proposed budget (Kelsea/Corey) – New items for this year: will put additional \$20k of this year's income into the reserve fund, insurance. Copy sent for Board review. Once approved will post on website. Kelsea will follow up with Billy re: \$\$ for mailings.
3. Fireworks & entrance lighting (Patrick) – Fireworks price is the same, we can get Sat July 2, \$5k for approximately 18 min (need to specify +/- range), start time 10 pm. Patrick will send revised contract for our review. Will add at least 2 more food trucks. Get estimates for tents/picnic tables? Lighting – OPPD the pulled meter at State/Cleveland but unclear why; can't find meter for Ida entrance; both need repaired. Pat will get quotes for commercial electrician to repair and will get quotes for entrance sign for Reynolds.
4. Covenant changes (Michelle) – Annette sent some language for sheds. Will discuss at next meeting.