

3/21/22 Pine Creek HOA Board Meeting Agenda

Attendees: Kelsea, Patrick (virtual), Michelle, Kurt, Tom, Billy Clark from PJ Morgan (virtual), Annette

Absent: Corey

Meeting time: 7:00 PM

Action items highlighted in yellow

1. Kateri resigned the Board. Will put out a call for a temporary Board member via email blast (Billy) and website (Michelle).
2. Follow up on action items from last meeting:
 - Need to add AppFolio info to our website (how to register and why to use it) – Michelle will do this
 - Follow up with PJM re: number of mailings projected for year and cost.
 - Billy said we are only required to send the annual meeting notice. Billy will get us the price for mailing.
 - Need to get new signing person from PJM added to access our accounts.
 - Take Wanda off (just retired), will add Mary (Billy will follow up).
 - D&O insurance:
 - \$2238 for \$1M coverage, \$1790 for \$0.5M coverage for 1 year. Present Board members voted unanimously for the \$1M coverage.
 - Still need state statutes info from Billy – this is taking some time from the lawyers.
 - Billy has covenants check scheduled for this Friday.
 - Patrick – quotes for monument signs?
3. How much will covenant changes cost us? Billy's estimate is about \$10,000 for all the prep, voting, filing, and lawyer's fees (~\$1,000). There could be additional fees for notary stamps (\$5/\$10 per stamp).
 - Billy will create a Google poll to send out via email asking people if they would be interested in the HOA pursuing changing covenants for each of the items presented at the annual meeting.
 - Proposed revisions should include a grandfather clause.
4. PJM will no longer be filing liens. They will go through an attorney to ensure they are well within the law. They charge \$100 fee.
5. Fireworks (Patrick):
 - Fireworks company has not gotten back to us about revisions we wanted. May have to get a different company if they don't get back to us.

- Confirmed food trucks: Willy Dogs, Bosses & Sauces, taco truck, Kona Ice, although this might change if we have to change firework companies.
- Get estimates for picnic tables/trash cans and Bennington Fire Department for hookup to fire hydrant for water spray for the kids (Kelsea). Check with PC Elementary re: using east side of school for potentially better shade.

6. Next meeting – **Tues April 26 at 7 pm.**