

## **02/26/23 Pine Creek HOA Board Meeting**

Attendees: Kelsea, Kurt, Corey

Meeting time: 7:00 PM

- 1) PJ Morgan did not attend due to Billy being sick, the Board was notified around an hour prior to the meeting. Although we understood the issue, we do not condone the lateness of the notice and consider it another issue with PJ Morgan. PJ Morgan is planning to attend the March meeting. We will continue to CC all Board members and PJ Morgan contacts on all correspondences.
- 2) The Board still needs to get meeting minutes from Michelle for November and December 2022.
- 3) Matt and Joe (sign installers) have had the permits approved. They stated we need better weather to pour the footings. The sign will need to be placed 12 feet back due to its height. When the weather gets better the Board is planning on walking Pine Creek to find additional areas for signage.
- 4) We will start calling food truck for the Fireworks night in March.
- 5) Board discussed what was missing from the dues letter. We had requested that Proxy Ballots, Board Volunteers, and Website Help be added. PJ Morgan left all of this off the letters. We had also requested that PJ Morgan send out an email blast survey on potential covenants changes. This has also not happened.
- 6) The Board discussed that we would like to get rid of the current website made with Wix and upgrade to something more user friendly.
- 7) Discussed how PJ Morgan will not gather emails directly from our Gmail account and that they outsource printing. Cory will contact other agencies to discuss replacing PJ Morgan and how they would handle our current issues.
- 8) Residents are still not using AppFolio to the extent that was expected. Discussed how to implement this better.
- 9) Dues letters contained an return address that the board was not familiar with. Will discuss with PJ Morgan.
- 10) Discussed additional use for funds. Streetlight Banners and additional holiday lights at entrances we brought up.
- 11) The Board discussed what we are looking for in a management company: Mailings, Good Communication, Accounting, Violation Liens, Legal Advice, Website Help, and Ability To Send Mass Emails were all brought up.

12)The Board would like PJ Morgan to send out a mass email on when HOA Dues are |due.

13) Next Board Meeting Is Scheduled For March 26, 2023 @ 7PM.