

10/9/22 Pine Creek HOA Board Meeting Agenda

Attendees: Kelsea, Michelle, Kurt, Annette, Corey

Meeting time: 7:00 PM

Previous action items highlighted in yellow. New action items in red.

1. Entrance signs – Bids received. Total cost for one full sized sign on 156th and Reynolds (to match the one on State Street) and 2 smaller pillar signs on median on HWS Cleveland between Potter and Craig (southwest of PC Elementary; division between PC and Highland Hills) and 165th & State (division between PC and Summerhill Farm) will cost about the same as the existing one on State Street that was installed ~7 years ago. There will be an additional cost for site prep and lighting. We will need to purchase insurance for the signs. **Corey will check into insurance cost. Kelsea will follow up on requested drawings, which we will present at the annual meeting.**
 - Full sized sign: <\$20,000
 - Pillar signs: ~\$8,000 without kickout; ~\$10,000 with kickout
 - Site prep/electrical for all 3 sites: \$7,000
2. Next year's budget – will budget for another full-sized entrance sign for 156th and Potter.
3. Annual dues – the Board voted unanimously to keep dues at the current rate of \$94/year.
4. Fireworks for 2023 – Date set: Saturday, July 1, 2023. We have already received a request from Pomodoro food truck to be booked for next year due to the success they had. Kelsea has been unable to get a response from Midwest Fireworks since the company was sold following our 2022 event. **Annette will contact Bennington High School for info re: who they used for homecoming.**
5. PJ Morgan – We have a growing list of outstanding business with Billy. He was scheduled to attend tonight's meeting virtually but no-showed. **Michelle will draft an email to Billy and Cara outlining the following:**
 - Still waiting on a copy of the state statutes in lay terms from PJM lawyers
 - Inconsistent answers regarding filing of our taxes
 - Incorrect information about our HOA on PJ Morgan's website still has not been corrected
 - How is he keeping track of new registrants from the website – are they getting into AppFolio?
 - Letters providing notice of annual meeting still have not gone out, and this needs to happen ASAP.

6. Additional items for PJ Morgan:

- **Michelle will draft a proxy vote form like the one the Villas uses. We will request that this form be mailed out with the annual meeting notice letter.**
- We need an electronic survey to be sent out to homeowners to gauge interest in us pursuing covenant changes due to the time and cost involved. Michelle drafted a survey, which the Board reviewed at the meeting. **Michelle will include this in the email to PJM.**

7. Annual meeting: Sunday, November 6 at 7:00 pm. Kelsea has confirmed school, screen, tables, and microphone. **Michelle will draft a Power Point template and send to Board members for input.**