

## 2021 Pine Creek Annual Homeowners' Meeting Minutes

The annual membership meeting was held on Monday, November 15, 2021 in the Pine Creek Elementary cafeteria. All elected and temporary Directors were in attendance: Kelsea Bernasek, Annette Ellis, Michelle Hughes, John McMEnamin, Patrick Pierce, Kateri Chamberlain, and Kurt Jensen.

- 1) 7:01 Meeting called to order by the President (Kelsea)
- 2) Reminder for attendees to sign in.
- 3) Introduce current Board members (Kelsea). Note that John is moving off the Board at the end of this year.
- 4) Finances summary (John)
- 5) Financial planning (Kelsea)
- 6) Proposed covenant changes (Kelsea)
- 7) Voting on covenant changes (Michelle) – suggestion from a homeowner to vote to reduce the current requirement of 60% of all lot owners needed to pass a covenant change. Since this would be a change to the covenants, it would require 60% of lot owners to vote to pass this. **We can add this to the ballot for January when the rest of the proposed covenant changes go out.**
- 8) Fines for covenant violations (Kelsea) – these will begin in January 2022.
- 9) Vote on temporary members of the Board of Directors to become elected: Michelle called for a motion, Joel Stenberg made a motion to accept the slate of 4 members, the motion was seconded and thirded. Vote by raise of hands was 38 in favor, 9 opposed → Motion passed.

The following temporary Directors are now elected Directors:

- Kateri Chamberlain
- Annette Ellis
- Kurt Jensen
- Patrick Pierce

### 10) Comments and discussion:

- Cory Simpson (President of Villas) – concern about dues being raised not in accordance with covenants (more than 25%). **Board will verify the math.**
- Ken Abel – (1) Our Association isn't recognized by the state as a legal entity, so we can't collect dues. Kelsea's response was that we only recently became aware our paperwork had lapsed and noted that she has been in touch with the state and has the paperwork to file but needed to wait until after tonight's meeting to get an elected Board to put on the documents. Her understanding was that we could continue to operate normally during the interim since we were in the process of rectifying the situation. **Ken wants a written legal opinion as to the validity of that.** (2) There are too many red flags on the financials due to missing details like the lack of receipts.
- Motion by Ken Abel to have an independent audit by an independent CPA. Motion seconded. Votes in favor were 15 plus 12 by proxy (supplied in paper form by Cory Simpson) for a total of 27 in favor, 30 were opposed → motion fails.
- Sara Thompson says the bylaws state we have to spend our money on upkeep of common spaces. Response is that the SID currently pays for that.
- **Thalia Abel requested tax returns from last year. Board will post these on the website.**
- **Mary Kay Mans – neighborhood watch (Kelsea will coordinate with Mary Kay on sign placement)**

11) Vote on additional Board Members to fill current vacancies:

- Cory Simpson (President of the Villas) – self-nominated. **Noted that the Board needs to present an annual budget.** Motion was seconded. Vote by raise of hands: 49 in favor (including the 12 proxy votes), 0 opposed.
- Tom Andersen – self-nominated and motion seconded. Vote by raise of hands 56 in favor (including the 12 proxy votes), 0 opposed.
- Thalia Abel – (name was on ballot per previous email request from 9/12/21), requested name to be taken off. No vote conducted.
- Julie Engel – (name was on ballot per previous email request from 11/3/21) requested name off and requested an annual audit.

12) 8:30 pm Meeting adjourned.