

11/12/23 Pine Creek HOA Annual Meeting

Attendees: Kelsea, Annette, Kurt, Dan, Ryan, & Corey.

Meeting time: 6:00 PM

- 1) Introductions, Motion from Kelsea and 2nd by Annette to elect Ryan and Dan to full-time permanent board member positions. Motion passes. Request for additional board members, no one volunteered.
- 2) Items done this year, fireworks show, dumpster day.
- 3) Current projects, sign on Reynolds Street. Homeowner states \$20k price seems high.
- 4) Proposed projects; additional signs, cluster mailboxes, irrigation for green spaces. Homeowner question, will cluster boxes be required? Pros and cons for cluster boxes discussed. Potential for Postal employees to be accosted and have keys stolen.
- 5) Change in Management company from PJ Morgan to TCB. Jamie was present from TCB to answer any questions/concerns. New website login for all homeowners is coming soon from TCB. One resident that was present mentioned that they did not receive the welcome letter from TCB. The issue is being addressed. Current issue accepting electronic voting through TCB.
- 6) Financials addressed by Corey. We over budgeted for 2023. Still trying to hit minimum in savings to maintain the green space once we are annexed. Homeowner suggested we look into better paying CD's for savings. 15 liens looking to be filed for start of 2024. Went over proposed budget for 2024.
- 7) Cluster boxes brought up again. Issues of theft, long walks, homeowners not collecting mail daily. Would they be USPS clusters or something else?
- 8) New board member Ryan arrives at meeting. Has introduction, Discussed dumpster day plus getting a metal recycling dumpster next time. Gerard Circle.
- 9) 13 Proxy vote form received.
- 10) Coming soon; Covenants changing, new website, green space development by SID with picnic area and pickleball courts plus parking with the potential for lighting.
- 11) Suggestions: Dog Park, Poop Stations around neighborhood, only allow parking on one side of the street, neighborhood watch, trim trees that are blocking stop signs, replacing dead trees on Cleveland Street (SID will not due), talked about snow removal that the SID may or may not be responsible for, trash cans (they cannot not

be visible by street view), block party, Egg Hunt, Tail-gate Party in the fall, sheds and what is going on with them.

12) Meeting ended at 7:30PM.

13) Next board meeting is set for 12/03/23.