



**2021
PINE CREEK HOA
ANNUAL MEETING**



MEETING AGENDA

- Introduce Board of Directors
- Financial report and planning
- Proposed covenant changes, fines for violations
- Vote on Board members



PINE CREEK HOA BOARD OF DIRECTORS

- Kelsea Bernasek, President
- Annette Ellis, Vice President*
- Michelle Hughes, Secretary
- John McMenamin, Treasurer
- Patrick Pierce*
- Kateri Chamberlain*
- Kurt Jensen*

** Temporary Directors*

2021 FINANCIAL REPORT

Pine Creek HOA Finance Summary

Month	Start Balance	Deposits	Withdrawals
January	\$ 152,880.00	\$ 10,886.28	\$ -
February	\$ 163,766.28	\$ -	\$ -
March	\$ 163,766.28	\$ 37,771.00	\$ (4,242.77)
April	\$ 197,294.51	\$ 5,581.34	\$ (376.05)
May	\$ 202,499.80	\$ 1,017.73	\$ (695.80)
June	\$ 202,821.73	\$ 188.00	\$ (519.00)
July	\$ 202,490.73	\$ 229.01	\$ (3,199.00)
August	\$ 199,520.74	\$ 133.92	\$ (641.27)
September	\$ 199,013.39	\$ 73.98	\$ (519.33)
October	\$ 198,568.04		
November	\$ 198,568.04		
December	\$ 198,568.04		

YE 2021 \$ 198,568.04 \$ 55,881.26 \$ (10,193.22)

- See <https://www.benningtonpchoa.com/copy-of-documents> for itemized documents

FINANCIAL PLANNING

- Reminder: green spaces are maintained by the SID, not HOA
 - Mowing and landscaping cost for one year: ~\$130,000
 - Current annual dues per lot: \$94 x approximately 600 lots = \$56,400 annual income
- **Next year's dues will stay at \$94 (will delay dues increase this year)**
- Proposed projects:
 - Entrance signs ~\$35,000 – ~\$45,000
 - Negotiations with SID and City Parks Dept to obtain green space by PC Elementary for park



PROPOSED COVENANT CHANGES

- **Homeowners will vote on these proposed changes which will go out with the 2022 dues notices**
- These are things that have been requested by homeowners, so we will put it to a vote.

PROPOSED COVENANT CHANGES

Current:

- No yard signs other than For Sale
- Boats/campers/etc. 20-day limit per calendar year

Proposed:

- Allow political signs for 2 weeks prior to election
- Limit to 3 consecutive days and no more than 12 days per month



PROPOSED COVENANT CHANGES

Current:

- No sheds
- Trash cans not allowed outside except for pickup

Proposed:

- Allow sheds with specific restrictions, following Board approval
- Trash cans can be kept outside if obscured from street view; allow curbside for 24 hours on trash day



PROPOSED COVENANT CHANGES

Current:

- No above-ground temporary pools
- 16% interest compounded annually for late HOA dues

Proposed:

- Allow inflatable temporary pools (maximum depth of 3.5 ft) in a fenced back yard from Memorial Day to Labor Day
- 10% interest/month



VOTING ON COVENANT CHANGES

- Need 60% of lot owners to pass covenant changes (Covenants, Article V, Section 2)
- Homeowners who are delinquent on HOA dues are not eligible to vote (Bylaws, Article IV, Section 7)
- Only ONE vote per lot
- Must be current on dues payments for vote to count
- Ballots will go out with dues notices in January

FINES FOR COVENANT VIOLATIONS

- Homeowner will receive 2 notifications over 60 days
- For uncorrected violations exceeding 60 days:
 - \$250/month for violations related to unapproved permanent structures
 - \$50/month for violations related to temporary or moveable structures (e.g., boats, campers, trailers, trash cans)
- A lien will be placed for uncorrected violations exceeding 6 months



SOLAR PANELS

- Need to be approved before any work is begun
- Submit plans to HOA Board; reviewed on case-by-case basis
- Key guidelines:
 - Flush mounted with roof (no ground mounted)
 - Auxiliary components must match roof color



VOTE ON BOARD MEMBERS

- 4 current Directors are temporary Board members
- Remaining 3 have exceeded terms (all are officers)
- Bylaws:
 - Minimum of 3 Directors, maximum of 9
 - Only 1 Officer can leave per year
 - Only 3 Directors can leave per year



VOTE ON TEMPORARY BOARD MEMBERS

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

**NOTE: ONLY ONE VOTE ALLOWED PER HOUSEHOLD*



NOMINATE AND VOTE ON UP TO 3 NEW BOARD MEMBERS

- Thalia Abel
- Julie Engel
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OPEN THE FLOOR FOR DISCUSSION