

MINUTES FROM THE ANNUAL MEETING TO BE PLACED ON THE WEBSITE. DAN BLAYLOCK SUBMITTED THE MINUTES WITH MY APPROVAL OF ACCURACY.

From: **Penelope Blaylock**

Date: Fri, Feb 3, 2017 at 6:10 PM

To: jcornelius

Thank you to the PINECREST Homeowners Association (HOA) members who attended the yearly meeting on Ground Hog's Day (2 February, 2017) at Fire Station 7. Thank you also to the members of the HOA who sent in proxies so that a quorum was feasible.

The meeting was called to order by the President of the PINECREST Board David Lowe. The outgoing HOA Board members in attendance were introduced followed by the determination that the eighty four (84) votes required for a quorum had been exceeded. This was followed by a request of any submissions of persons interested in standing for the 2017 Board or for attendees interested in running for a seat. No members of the association came forward, therefore the vote was limited to the current composition of your community leaders. The vote for continuation of the Board was by unanimous acclimation.

With the new Board members established, the Treasurer's report for 2016 was presented. The president highlighted three items on the report. In addition to the monthly maintenance obligations, there were two non-recurring expenses that appeared. There were diseased trees that were removed (approximately \$4,000) and there was a backlog of repairs and maintenance to the pavilion area done (approximately \$7,000). The road to the pavilion was graded and graveled, the rotting/warped picnic tables replaced, the dilapidated swings replaced, the deck was pressure washed and stained, etc. The non-recurring costs resulted in expenses exceeding revenues for 2016, so 2017 should see the return to a balanced budget. The treasurer noted that last year that there was 100% compliance in paying HOA dues, but there are forty one (41) members in arrears. The dues are what makes it possible to balance the budget and maintain the standards of the community.

After last year's business, two primary items of current business were on the agenda. The potholes in the road out the back entrance was discussed. The road is privately owned and therefore not the city's or PINECREST's responsibility. Attempts to contact the road's owner have gone unanswered. Quotes of \$1,500 and slightly less than \$1,000 to fill the holes have been received. The question to the meeting was should PINECREST assume financial responsibility to mitigate the

situation or not? The consensus was that the holes will only get worse, vehicles could sustain damage, therefore do something. The second item on the agenda was the possible removal of the floating dock. Repair cost quote is approximately \$5,000 versus removal at \$1,000. The question to the meeting was who uses the dock? One comment was that it seems that non-residents use it. Another factor to consider is for safety, it would be prudent to remove the dock?

Discussion of past and current issues was followed by other concerns. The perennial question of inconsiderate pet owners who do not pick up after their pooches. The PINECREST HOA has no enforcement capability - the Board has only the power of the "bully pulpit." Other than the reminder signs around the neighborhood, there is little else that the Board can do. One suggestion that will be looked into was to put "doggie bag" stations around with sacks in hopes that the crappie pet owners will get the hint and employ the bags.

A motion was made and seconded to adjourn the meeting.