

## **Directors' Meeting Minutes DRAFT**

**June 20, 2024 / 7:00 PM / Meeting (Zoom and Clubhouse)**

OPENING: Meeting began at 7:01 pm

Pledge of Allegiance

Roll Call – Present: Robert Renode- President, Seth Napoli, Adam Kochanski , Katherine Plebani Julie Renode, Colleen Rini and Robin Wright. Not Present: Matt Sulock – Vice-President, Dawn Wolset-Treasurer, Jessica Knoll-Secretary, Danielle Wojcik, John Wolset.

Greeting – Adam gave a brief welcome.

Public Comment – no comment offered.

Correspondence – Letter about the need to publicize speeding issues from Terri Maher. The board has discussed speeding at almost every meeting (as noted in the minutes) and it's also noted in our newsletters. The board recently installed speed monitors and speed bumps, with plans for more.

Approval of Minutes – Adam made a motion to postpone approval of the two April minutes for two weeks, seconded by Julie. Motion passed unanimously.

Treasurer's Report (Financials posted on website) – Adam asked that any questions about the finances be forwarded to the office for the Treasurer's review and response. Mario asked about insurance fees noted in the document. Rob stated they are for multiple policies, and they are annual premiums. A more detailed response will be provided to Mario.

### **OLD BUSINESS**

Summary of electronic votes since last meeting:

1. Move \$18,000 from deferred maintenance to roads in the reserve account to cover added scope of work not originally included in 2024 road work plan - 11 yes/0 no or abstain.
2. Purchase screen topsoil and other landscaping materials for LL pool for \$4,000 - 11 yes/0 no or abstain.
3. Addition of four posts needed for sunshades, increasing the pool furnishings budget by \$1,600 - 10 yes/0 no or abstain.
4. Re-stretch fencing at LL pool area for \$1,183 - 12 yes/0 no or abstain.
5. Increase to roads budget for \$13,785.71 to complete Cardinal and Yellow Run Road properly - 9 yes/0 no or abstain.

6. Increase to roads budget for \$9,560 to include pipe clearing at Wild Creek Drive and flow management on Penn Sprin Drive cul-de-sac - 12/yes/0 no or a
7. June 2024 newsletter print and mailing not to exceed \$1,600 - 10 yes/0 no or abstain.
8. LL pool pump room electric work needed for \$1,950 - 9 yes/0 no or abstain (replaced by vote # 9)
9. LL pool pump room electric work for \$4,000 to upgrade damaged equipment - 10 yes/0 no or abstain.

Bulletin Board "To DO" – none

Speed Bump/Electronic Monitoring update – Adam reported he has had good feedback for the five speed bumps on Drakes Drive. Monitoring Cold Spring and other areas. Kathy noticed reduced speeds and reported the speed bumps seem to be working well.

Status of Leslie Lane Pool – Decking is installed, plumbing & electrical completed, lawn restored, stonework and sidewalks are all done, fence to be re-stretched. Waiting for weather conditions to be optimum to do plaster and then we will fill the pool.

Status of Pool Furnishings – Seth reported that the chairs and picnic tables at the clubhouse pool are working out well. People like the sunshade.

Community Watch Update – Rob reported that a few individuals have expressed interest. More to come.

Mailbox Relocation - After the pool and road work are completed, we will pursue this project for 2024.

Website Password/Security – No update

Annual Meeting Debrief – All felt the meeting was successful, there was good discussion, all parties were respectful, and people seemed to like the May date. The suggestion by our solicitor to have volunteers count the hand ballots was a good one and will be done each year. The meeting was well attended, exceeding the quorum with 85 properties represented. The bylaw did not pass and may be reviewed/revised for next year.

Other old business - none

## **DIRECTORS' & COMMITTEE REPORTS**

Communications & Marketing – The newsletter should be mailed out from the printer next week.

Recreation – Painting party coming up this summer. August movie night and luau at pool. Danielle has sent Julie some new event ideas to consider that she will research.

Pools – Have not had to close any of the pools yet this season due to safety issues. The new furniture looks good. Next year we should do repairs on the kiddie pool. We should talk to Dave about this while he is on site at LL.

Maintenance – John not present

Asset & Project management – OPEN POSITION

Compliance & Controls – OPEN POSITION

Building & Planning – For May we had 11 permits approved: 1) deck, roof, patios and fence, 2) 12 trees to be cut, 3) new home, 4) lot clearing, 5) deck & shed, 6) lot clearing for new home, 7) walkways/patio, 8) tree removal, 9) pole barn/garage, 10) lot clearing, 11) expand deck. One request to remove two dead and one dangerous tree was authorized without needing a permit.

Roads – Lots of work was done this year on a number of roads and we may do another \$25K by year end; totaling approximately \$225,000 and covering 3-4 years of roadwork needed in past years. The water issue on Wild Creek was resolved by fixing a pipe. Discussion about the need to install yellow posts to indicate where bumps are during snow. Follow up needed.

Enforcement – No report available.

Operations – Collections update – 610 properties are in good standing as of mid-June, which is good. Looking at doing quarterly reports.

Other Old Business – Rob mentioned he will be setting up an organizing meeting to be scheduled soon to determine board positions assignments.

## **NEW BUSINESS**

Adam suggested that we revisit the bylaw proposed at the annual meeting regarding the board's ability to sell properties. Consider more specific and additional language to satisfy concerns and guide future boards. There are properties from the original declarant that we may want to acquire in addition to the two properties PFSPPOA already owns. Rob is disappointed by the fears that community members had with this proposal that inhibits our ability to collect debt and generate income. This topic will be added to the agenda for next month.

Julie wished happy birthday to Dawn and our enforcement officer.

Meeting Adjourned – Motion: Adam - 2<sup>nd</sup> Julie at 8:22 pm.