

Pine Summit Single Family Homeowners Association

Board Meeting Minutes

July 29, 2007

Board Member Luke's Home

I. Roll call

Board Members Present: Alicia Farbstein, Lee Bacon, Kelly Luke, Scott Domeier, Melissa Hamlin

II. Call to order

6:11 pm

III. Approval of minutes & agenda from last meeting

Alicia made a motion to approve the agenda. All Board Members approved. Scott made a motion to approve the minutes of the April 24, 2007 Board meeting. All Board Members approved.

IV. Financial Report

- a. Accounts Receivable reports are good! Scott's meeting with Gassen resulted in all Financials being updated and in-sync with Gassen accounting department.
- b. Outstanding Billing Judgements: Legal began filing liens on the six properties that have not paid their assessment.
- c. We received a letter regarding a homeowner who does not want to pay his late fees. The Board agreed that he should have to pay the late fees. He received all of the same notices as the rest of the Association.

V. Committee Updates

- a. **Maintenance:** Next meeting to be held the first week of May.

Outdoor Images will be completing the regular maintenance of the Association. This will include fine mowing along Meadowgrass, 65th, and outlot J. They will be split seeding the street side of the 65th ditch.

Bids are being taken on the 65th Street berm in hopes to start the project soon.

- b. **Architectural:**

Lee has received a lot of Architectural Applications. The following have all been approved: 6958 Sunflower-deck, 6943 Sunflower-deck/patio, 6941 Prairie-deck, 6513 Bluestem-fence, 6629 Wildflower-deck, 6761 Wildflower-deck, 6811 Wildflower-shed, 6647 Wildflower-deck/screened porch under deck/fence, 6580 Wildflower-fence, 6729 Goldenrod-fence, 6763 Primrose-patio, 7200 Meadowgrass-fence.

There was one application denied because it is a pre-fab: 7200 Meadowgrass-shed

There was one application that Lee brought questions to the Board: 6723 Cattail-fence. This homeowner wishes to bring his fence to the front edge of the house due to the positioning of his house/retaining walls along the walking paths. The Board thought that this would be fine, if this is what the homeowner decides on. **Lee will talk to the homeowner about this.**

c. Social:

Carnival was a success. Alicia was a little disappointed in the turnout, but those who came had a great time.

The Fall garage sales will be held on October 6th.

d. Nomination:

Will put article in newsletter.

VI. Website

- a. **Deb will find out how to go about allowing homeowners to advertise on the website.**
- b. There is no personalization available (adding our logo, etc.)

VII. Newsletter

- a. Melissa will be writing something for the newsletter to get members to start thinking about the upcoming open Board positions.
- b. Alicia reminded everyone that they need to have articles to her **NO LATER THAN THE 15TH!**

VIII. Holding "open" Board meetings

We will begin posting, in the newsletter, the month that our next Board meeting will be. If someone contacts Gassen about coming to the meeting. It will be allowed. The Board will find a public place to hold the meeting and the first 15 minutes will be dedicated to "membership forum". If there are items following this that are sensitive, the Board will opt to hold an Executive session after the membership forum to finish the meeting. If there is a time when more than 15 minutes is necessary, the homeowner will have to request a "special meeting" of the Association and follow the guidelines in the Governing documents to get that.

IX. Rules and Regulations update

All packets, with the exception of a few, have been delivered. **Kelly and Scott will finish delivering theirs in the next week or so.**

X. Old/New Business

Discussion: The question was brought up if we continue with Gassen after the current contract is up in November?
Conclusion: The Board decided to continue our evaluation of Gassen until the next meeting.

Discussion: 6927 Sunflower Circle fence (unapproved 5 ft. fence)
Conclusion: The fence has been lowered, as requested, to a 4 ft. height. However, the homeowner was unwilling to sign the hold harmless clause because of her dogs.

Discussion: 6698 Wildflower Dr. (antennae)
Conclusion: Will let Gassen know that if the homeowner wishes to meet with us that he may, but only homeowners (no one from amateur radio group). Suggested alternatives to the antennae are a flagpole antennae or one that goes inside of your attic.

Discussion: 6698 Wildflower Dr. (request for mailing list)
Conclusion: **Kelly will check with Deb to make sure that this has been dropped.**

Discussion: 7200 Meadowgrass
Conclusion: **They will be receiving a letter asking for an Architectural Application and Maintenance Agreement to be filled out and returned for their deck.**

Discussion: 6940 Prairie and 6951 Sunflower
Conclusion: **Notices are being sent asking them to complete and maintain their yards.**

Discussion: 6950 Wildflower Dr. S request for Board to attend Marathon community action meetings.
Conclusion: The Board is unable to attend these meetings due to time commitments. This is a personal decision if the homeowner wants to attend and report back to the Board. This Association is not big enough to have any real pull with what goes on at the refinery.

Discussion: 6580 Wildflower Dr. S
Conclusion: Melissa and Kelly have spoken with him about putting a fence on his property. He is aware that he needs to have approval from the Architectural Committee prior to installing the fence and it was requested that he consider waiting until after the berm work is finished as to not be in the way of the Association's work on the berm area.

Discussion: 6544 Wildflower Dr. S
Conclusion: Alicia spoke to homeowner on the phone about fence possibilities for her home. Alicia told her that it needed to be black coated chain link, but other than that she needed to contact Gassen or could email the Pine Summit email address to get more information.

XI. Future Meeting Dates

July 22 at Kelly's home

XII. Adjournment

8:50 pm

Minutes submitted by: Alicia Farbstein