

# ***Pine Summit Single Family Homeowners Association***

## ***Board Meeting Minutes***

November 13, 2007

Central Park Common Area - Woodbury

### **I. Roll call**

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

### **II. Call to order**

6:35 pm

### **III. Approval of minutes & agenda from last meeting**

Alicia made a motion to approve the agenda. All Board Members approved. Kelly made a motion to approve the minutes of the July 29, 2007 Board meeting. All Board Members approved.

### **IV. Gassen Reports**

a. Kelly is still waiting for a final answer back from Nancy on how the previous two issues are being handled and on the complaints that members have not been hearing back from Gassen when trying to contact them with follow-thru, etc.

b. **Waiting for October report still.** This is another item that needs to be addressed (making sure that ALL board members get the monthly reports promptly).

c. **Fall walk-thru still needs to be scheduled!**

### **V. Financial Report**

a. Accounts Receivable reports are good! Scott says that everything is up to date and we are in good financial condition. The legal team (and Gassen) continues to follow-up on the liens that were put against several homes for non-payment of dues.

### **VI. Committee Updates**

#### **a. Maintenance:**

The 65<sup>th</sup> Street Berm is completed and looks great! ALL necessary properties signed and returned the consent forms in order to allow PSSFHOA to proceed with the necessary improvements. Next year – the committee hopes to add some plantings to the islands and install water in order to maintain lush, green grass in Out lot J. The two Berms on either side of 70<sup>th</sup> is after that and then to possibly add some plantings to some of the Berm areas in the following years. **The committee is having drawings made up to show at the Annual Meeting.**

The committee suggests doing next years budget with Maintenance funds separated between grounds maintenance (mowing, etc.) and Improvements (new and replenishing).

The committee has not yet heard back from the homeowner about adding a sprinkler for out lot J off of their system. The Association would pay for this to be done, plus pay for a percentage of their water every month. There may be a need for an insurance rider if we were to ever add sprinklers in the future. **This needs to be further looked into.**

**b. Architectural:**

Lee has been receiving further applications. They have all looked good and been approved with no problems.

**c. Social:**

The Fall garage sales held on October 6<sup>th</sup> did not go well. There were only five participating households. It has been suggested that we only hold the garage sales once a year (in Spring).

**d. Nomination:**

Nominations forms will be sent out with the information regarding the annual meeting. Mel will write an article to put in the newsletter about the different positions, etc.

**VII. Annual Meeting**

**We need to find a date and place for the meeting to be held.** We will try for January 15<sup>th</sup> or 22<sup>nd</sup> at either of the libraries or possibly St. Luke's. Mel will check on these places and see if either of these dates work. If they do not – we will have to look at February.

**VIII. Newsletter**

- a. Alicia needs articles to her by Thanksgiving in order to have the newsletter out on time!!

**IX. Member Forum**

One Member was present for the member forum: Sue Stein. She addressed questions regarding why mulch was used on the berm instead of rock. Her questions were answered to her satisfaction. She also addressed questions regarding “junky” yards and out lot J. The Board answered her questions to her satisfaction and explained to her that we are working on a way to make sure that notices (and fines) are being followed-up on; as this is the only way we currently have of trying to get people to keep up with the Association guidelines. We also suggested that educating neighbors and word of mouth are two of the best ways to keep tabs on these items.

**Suggestion was made to talk with Gassen about the possibility of getting bids from places for “neighborhood discounts” on certain items (such as mowing services, weeding service, snow removal, etc.)**

**X. Old/New Business**

Discussion: Regularly Scheduled meetings so members know when they can come in.

Conclusion: Suggested having quarterly meetings set for the entire year at a public place in order to begin the Board meetings with a “member forum” allowing members the opportunity to come in and have questions addressed.

Discussion: 6520 Foxtail

Conclusion: A letter was sent regarding the complaint. If there is a concern of the number of children, that needs to be addressed with either the homeowner or the State Department of Child Care Licensing. As an association, we do not have control over this.

**XI. Future Meeting Dates**

Sunday, January 6<sup>th</sup> as “end of year” meeting for Board.

**XII. Adjournment**

8:45 pm

Minutes submitted by: Alicia Farbstein