

PCM HOA Meeting – 10/20/02 - 2 p.m.

Attendees: Bill Quinlan – President, Amy Keutzer – Secretary, Mike Keutzer – Treasurer

Call for Order, Call for Quorum, approval of last minutes.

Re: Last Minutes

All lots paid, Amy reworked letter, \$7500 put into 1.25% interest bearing account, Bill has re-assessed lot clearing, winter party to be at Paul's Creekside on November 23rd, Bill has posted signage at Pond site.

Old Business:

- 1.) Winter meeting. Board will introduce the concept of Gazebo/fishing/skating recreation area at Lake to association members present at winter meeting. Goal is to find out general interest in the concept before spending resources on finding costs, building plans, etc... Board reviews agenda for Winter meeting – notes of this discussion will be in the Agenda.
- 2.) Motion passed to subtract \$4.00 from check register. Register was \$4.00 unbalanced with bank statement when current HOA took over duties.
- 3.) Motion passed to accept Gina Groom's written (e-mail to Bill Quinlan) resignation.
- 4.) Due to Bill Quinlan's discussion with the fire department, the PVC connecting the fire hydrant should be replaced within the next year. PVC may crack due to exposure to sunlight. Recommend this as a to-do item for next spring/summer. Place item in budget for replacement. Look for volunteer assistance to help with labor.
- 5.) Treasurers report: \$7500 in CD which matures November 27th. If board does nothing, it will roll automatically into a new 3 month CD. \$4800 in checking account – monies look OK, recommend no new dues increases for association at this point. Subject to review of final budget.
- 6.) Motion passed that board accepts bylaws as signed by Secretary (Amy Keutzer) – 6 October 2002.
- 7.) Lot (tree) clearing - Approximately 10% of lots are still not completed. Bill Quinlan sent out registered letters to 14 owners of uncleared lots in mid-October. What to do from here? Motion passed to wait until February to hear from letter recipients as to their proposed action for clearing lots. At that point the board will send another registered letter specifying June 30th as a deadline for clearing remaining lots. After June 30th, the lots will be cleared by Bob Yaklich per 7/21/02 meeting minutes and owners will be billed. Reminder that Rich Legeza has board approved extension until August 1 2003 to clear lot. Board recommends 1 month extensions be granted on a case-by-case basis.
- 8.) Coleman - Board approved registered letter to send to Coleman per violation of delay of building. Copy of letter is on file.

New Business:

- 1.) Possible future board members: Lori Scott, John Wilson, and Robert Bauer have expressed interest in volunteering for the board. Election of board members to be held at winter meeting.
- 2.) Board approves certified letter to be sent to Cupit per violation of building materials stored on lot. Copy of letter is on file.
- 3.) Board approves establishment of Forestry and Horticulture Committee (F&HC). Committee will be responsible for education, volunteer coordination and participation in County/State Forestry and Horticulture programs. Existing volunteer members are Pete Peterson and Karen Ishibashi. Board approves \$20.00 gift certificates for open space clean up volunteers, which will be presented at Winter meeting by F&HC.
- 4.) Board approves new committee members for Design Review Committee. Gayle Ellis, Foreman White, Tom McGowan.
- 5.) Motion tabled to have meetings in one location and under consistent times. Bring up for discussion with future board members.
- 6.) Motion passed to use association funds to provide subscription to The Manifest (Winter Park Paper) for board members. Newspaper is relevant to keeping board members informed of current local events/politics and allows board members to then better represent association.

5:00 pm – meeting adjourned.