

## Minutes

### Pinery Pointe Filing 20 Homeowners' Association

Thursday, November 9, 2023

7:00 PM

### *Homeowners Annual Meeting*

1. *Welcome – Call to Order*

***At 7 pm President Massie called to order the annual homeowners association meeting with 11 households in attendance and 6 households represented by Proxy.***

2. *Reminder – Sign Attendance Record and hand in proxies*

***There was a Quorum and the meeting proceeded.***

3. *Introduction of 2023 Board*

***President – Armand Massie***

***Vice President – Ozzy Elrhazoul***

***Secretary- Judith Stokes***

***Treasurer- Becky Brinkerhoff (Designated Agent)***

4. *Introductions of Homeowners*

***President Massie asked for all homeowners to introduce themselves and share how long they have lived in Pinery Pointe. The homeowners in attendance were in the range of going on 27 years to new in 2023 with a few in between.***

5. *Treasurer's Report*

***Ms. Brinkerhoff went over the 2023 budget and actual expenditures through October. She offered to answer any question from homeowners. There was clarification on the Front Entrance costs and what the money that is given to the Pinery annually is used for as well as how this board has managed the budget to benefit the***

***Pinery Pointe community while continuing to repair, improve, and enhance the grounds. President Massie clarified that in 2021- 2022 the board dealt with less than expected performance from landscaping vendors. For the 2023 contract we again did an RFP and of those responding found that Hughes Landscaping was the best fit in both the work to be done and the charges for work done. (Hughes also has a good track record with several of the residents within Pinery Pointe for their lawn care.) The board has again signed a contract with Hughes for the upcoming 2024 year. There are increases as in all other vendor and services cost but the board considers them to be within the acceptable margin.***

***It was also shared by President Massie that there was a good deal of work that was not hired out but instead was done by a very few community members that saved the community Thousands of Dollars that otherwise would have needed to be spent.***

***6. Presentation and ratification of 2024 budget***

***Ms. Brinkerhoff presented the 2023 budget that had been sent out to the whole community for review. She asked if there were any questions and there were none. Those present were asked to respond affirmatively to approve the budget and the request for any objections to approval. It was a unanimous approval of the 2024 Budget.***

***7. Accomplishments and Challenges for 2023***

**\* Zelle payment method for 2023 HOA dues will be encouraged-**

**Thank You to Ms. Brinkerhoff for putting this in place and to all homeowners who are using this method for payment.**

**\*Continuing to manage the improvement of the front entrance through our contracting with Hughes**

- \*Annual community dumpster was well used by many households**
- \*9 homeowners so far have taken advantage of the mailbox paint**
- \*Douglas County has taken care of the sidewalks for us – making it safer for walkers.**
- \*Front Entrance lights replaced (Work done by a homeowner saving a thousand or more)**
- \*Detention Pond managed and kept flowing**
- \*Gmail managed after breakdown**
- \*Website continued improvement and changes**
- \* 5 dead trees taken down and disposed up ( 3 of our homeowners did this work- saving 5- 6 thousand dollars )**
- \* New plants on the west side of the front entrance (3 homeowners were involved with making this happen saving planting fees)**

8. *Future Direction of the HOA Board and what it means for the Community*

***President Massie indicated that the board in 2024 would continue to focus on improving the community and encourage people to talk with their neighbors to share when they were not following the covenants. There are things that should not be a discussion that still come up to make our community less than pristine such as Garbage Cans not being placed in garages as expected. This lack of respect for the covenants, the community and the board is very prevalent through this and other actions by the homeowners that make this choice.***

***It was stressed that this is a community issue – not a board issue and community members need to help regain the standing of Pinery Pointe and not allow it to continue to degrade in appearance.***

***It was raised by a homeowner the desire to have a directory published sharing the names, emails, addresses, and phone numbers of members of the Pinery Pointe community. The board will take this into consideration, however, due to privacy rights it would need to be an opt in directory where there would need to be affirmation from each homeowner that they would choose to have their information in the directory.***

**9. Discussion**

***Judith Stokes is the board member who has chosen to step away from the board. Ms. Stokes offered a message to and request of the community.***

**10. Board Member Election/appointment**

***There was one seat to be vacated for the 2024 – 2026 term and there was one community member who stepped up to be considered for that position. Ms. Robyn Miller was unanimously voted to become the newest Board member. We ask that the community help to welcome Ms. Miller and thank her for stepping up to serve.***

**11. Adjournment**

***Motion to adjourn the meeting by President Massie with a second by Vice President Elrhazoul with no objections by the attending body. Meeting was adjourned at 8:16 PM.***