

Pillars Landing Homeowners' Association, Inc.

Homeowner's Meeting

February 8, 2019

Call to Order

The meeting of the Pillars Landing Homeowners Association was called to order at 7:05 pm.

Quorum

A quorum was present in person.

Proof of notice

Proof of notice was presented.

Approve prior meeting minutes

May 2018 meeting minutes were updated, approved, and posted on the website. Prior meeting minutes (Oct 2018) were read and approved.

Association Business

1) Manager's Report

- (a) Landscaping: BOD will contact Tony to ensure he is performing agreed irrigation checks and hedge trimming.
- (b) Front entrance: HOA Members will meet in a few days to discuss options for landscaping and structural improvements.
- (c) Signage ("Private Community" sign): BOD will need to choose a sign, post, and location.

2) New Business

- (a) Budget - Presented by Kris Parmer. Highlight: We currently have a \$3200 surplus carryover from 2018. This is primarily due to less than anticipated repairs and maintenance expenses. At this time, there is projection of cost overrun for 2019 of \$766. We have monies in reserve to cover this amount. 50% of homeowners have paid their 2019 dues.
- (b) Bylaws (and other items) –
  - (i) Home, mailbox and yard cleanups should continue – keep up the good work. Violation letters will be sent **after the May** meeting for items still not in compliance.
  - (ii) Violation Enforcement:
    - 1. Violation Notice sent – within the first 30 days – Compliance is expected
    - 2. Violation Notice sent 31 days through 60 days (and no compliance) – HOA Action (fine)
    - 3. Violation Notice sent greater than 60 days (and no compliance) - Lien

3) Board Business

- (i) Reminder: At our next meeting we will elect Board of Directors for the upcoming year.
- (ii) Please send recommended service providers/vendors to the Board for posting on our website.

Adjournment

There being no further business to discuss the meeting was adjourned at 8:00 pm.

Meeting Minutes Prepared by Ron Jones – Board Member