

PCHA Annual Meeting -

Homeowners Present:

Called to order 7:10 by Clinton

Roll call - Looks like we have 23 people on the Zoom

2019 Annual Meeting Minutes - Brie

Motion to approve: Jared

Second: Clinton

Officer Updates

Jared: Remaining with Cruz; will be planting flowers at the entrances this weekend; going to be talking to Cruz about plowing; would need to break the contract with Serene

Christine Radze: Is it necessary we have more salt? It has an impact on the trees on the side where the Commons is
Board will take note of the concern and will ensure we keep things in mind

Kafila: Paid repair and/or replace edging last year, why do we have to do it again?

Jared: Don't think we are replacing everything

Treasurer's Report - Clinton

7 or 8 homeowners who still haven't paid dues, will give til end of month then will have to begin assessing late fees

Cruz will be planting new flowers at the entrances and keeping up with weeding/clean up

Cruz came out under budget on lawn cutting last year and so far is tracking to date

Attorney fees are a little higher to account for the possibility of doing a by-law review

Largest increases are to social events and snow removal/salt to reflect concerns of neighborhood

Budgeted \$10k for Miscellaneous improvements; signs at the entrances; street signs with house number indicators

Reserve analysis: We have a lot off money, while a lot of it will be in operating budget; do think we'll have about \$75k at end of year; Board wants to address what the appropriate amount of reserves should be held

Will send their engineers out to review our current situation, boards we discussed with were all very pleased with having done it and found it helpful as a source of truth

Kafila: Who is the attorney representing the HOA?

Jean Hannon: Used George Shea and David (Doug?) Alexander

Kafila: Homeowner volunteered time last year to review records/bylaws - think we have the money to review and update records

Clinton: Patrick Arellia reviewed bylaws on a voluntary basis last year but Kafila can send recommendations

Carol Stofer: \$3500 for reserve - what do they typically find? Have not seen any major road improvements; since we were responsible for our own mailboxes at this point, could there be an evaluation of whether the association could take over responsibility of mailboxes?

Pat Hannon: I think paying money for some professionals to look at it and determining what our risks should be seems like a small investment before we make any determinations on how much to keep in reserves

Motion to approve 2020 budget: Brie

Second: Jared

Reports of Committees

Windy - Going to Ask for Volunteers for Social Committees

Going to have trick or treat committee — come up with things to do throughout October; figuring out who is participating and a way to indicate

Welcoming committee - Our family moved in past August and had to reach out; gift basket from Joe's Produce

Fall Party - Volunteers for party setup

Volunteers: Rachel Laycock volunteer; Jennifer Fisher interested; Cathy Blair

Election of Directors - Clinton

2 board spots open, 2 interim appointees — we have 2 individuals who expressed interest: Pat Hannon, Sean Laycock

Unanimous vote for approval

New business

Bylaw and covenant updates: We have numerous documents governing our HOA and our hope is to re-evaluate and improve them; we'd need to get 2/3 approval of the homeowners

- 1 - Would like to make updates to require members to have email addresses on file
- 2 - modernize notice process

Jean Hannon: There was an amendment 3 at some point but it doesn't appear to have been officially recorded

Clinton: Can't find a stamped copy of the 3rd Amendment, will need to check with Wayne County

Pat Hannon: We have 2 members saying a vote and canvas of neighborhood took place, so think we should get legal input on how we should proceed.

Jean Hannon: Volunteer to be on committee to review and propose updates to bylaws to give to neighborhood; Brie and Cheryl too

Updated document repository - Clinton

Working on getting everyone's updated emails so we can give folks access to a repository of historical documents, governing documents, etc

Doing 2 google drives — one that's homeowner facing and one that's board facing

Looking for volunteers to help us modernize our record keeping practices - have 7 boxes to go through for purposes of document retention; would like to implement a record retention schedule

Open Questions/Round Table

Security Cameras

Carol Stofer: At some point someone was asking about security cameras, what's the feedback on that?

Jared: Most require a data connection, so don't know how we would do it without paying for a hotspot or asking to tap into a homeowner's wi-fi

Sean: Are we looking for a problem or is there a specific problem we're attempting to solve?

Guarav Sharma: If someone from outside the neighborhood, it would be good to have a camera to have this as a deterrant

Pat Blair: Has anyone talked to Plymouth Police department? The Ring cameras can be used to interact with the Police Department and the neighborhood

Pat Hannon: Recommendation to board set up meeting with community police officer

Guarav Sharma: Trying to balance who is coming in and out with those that do not want to be recorded — some cameras would automatically delete after certain number of days and those don't require wi-fi, they use a SD card

Guarav Sharma: Would encourage those with invisible fences for their dogs to put a sign up so that everyone can be made aware

Jared: Could consider including indication of electric fence signs in future bylaw updates

Meeting Adjourn: 9:24; motion Sean second Brie