

PCHA Meeting - 2/19/20

Shawn, George, Clinton, Cheryl, Brie, Windy
Order 7:10 pm

November meeting minutes approved
Motion: Shawn
Second: George

Treasurer's Report - George

-Cruz was paid at the end of year; saved a few thousand on lawns

2020 Budget

-2008-2009: keeping \$70k in Treasury due to things in the Commons
-Prior board resolution to put \$30k for sewers in the Commons area
-Clinton: Have had we had a reserve assessment done?
-Sounds like no
-Should be issuing 1099s to all of vendors according to our accountants;
-Insurance: we have general liability that covers officers and directors, limited to \$1 million, to increase we'd have to get a commercial umbrella - she said we could up to \$2 million for a few hundred dollars
-Clinton: Not ready to vote on anything related to budget bc don't have historical context

Motion to limit 2021 dues from 90 days to 60 days
-Motion tabled

Discussion about electronic payments for dues

At some point there was a 2/3 vote to have 6 total board members, with 2 expiring every year - Shawn

Bylaws say 5 board members, of the board members you elect P, VP, Sec, Treasury, then at large

-Windy: we can all agree that we can't find it and move on
-Clinton: Our bylaws are given to us when we move in - if we desire to amend the laws
-Clinton: Spoken with Patrick extensively about it and they say the bylaws 5
-Windy: Amendments can be proposed by the board - Board like to propose to seek a bylaw amendment submitting to the members the number of the board for 2021 will go up to 7

- Second - Brie
- Unanimous

Windy: Think the \$1500 for social events is not -
BYOB for alcohol
Windy is volunteering to chair a social committee

Clinton: Uncomfortable with reserves - hearing there is an appetite for use of reserves for neighborhood improvement projects; there are organizations that do reserve analysis

Clinton: Motion - If the cost is reasonable (under \$2000) we would get an expert on reserves to do a comprehensive reserve analysis - putting out 3 bids
-Second: Windy
-Unanimous

Cheryl: Township told Rossi that the sewers upkeep would be \$20k

Online payments:

- Clinton: Venmo, PayPal, CashApp, Apple Pay
- George: How do we keep track of who paid you
- Clinton Motion: Utilize free online payment options for 2021, option will still remain to pay by check
- Second: Windy

George emailing Clinton copy of voided check to begin setting up online payment for 2021

George wants Facebook post to clarify the online payment of dues is not happening for 2020

George: Motion to change due date for dues for 2021 to 2/28
-Second:

Motion to accept 2020 budget
-Second: Windy

Clinton: Think it needs to be made clear that there's a reserve analysis being done

Windy: Until we know what funds we're working with, it's moot - because we don't know how much money we have to work with

Brie Motion: To increase D&O insurance to \$2 million for remainder of 2020 and

into the future

Second: Windy

George will handle

George (3), Windy (3), Clinton (1) was order of election

By-laws say the board elects President, Treasurer, VP, Secretary

Treasurer: Clinton ('20)

President: Shawn ('21)

VP: Windy ('22)

Secretary: Brie

Officer of board: George

Officer of board: Cheryl

Clinton: Motion to approve this slate

Unanimous

Clinton: Motion re: documents - Would like to put them in secured, digitized online portal - redacting bank account information, attny/client privileged, liens, personal information

-Second: Brie

Unanimous vote

Brie to send contact list to board members

Windy to check on lien

Agenda for next week's meeting - Shawn

Welcoming Committee - Windy

-Houses are so far apart

-Think we should do something for Halloween to indicate which houses are participating

Motion to adjourn: 9:27

Second: Shawn

