

Pine Lake Estates Annual Homeowners Association Meeting Minutes

January 15, 2020, 7:00 pm, held in the training room of Eastside Fire and Rescue Station #83.

Welcome and Introduction by Michelle McGregor

Board Members Present:

Michelle McGregor – President
Lon Wiese – Treasurer
Mike Reeves – Board Member
Laurel Caponigro- Board Member

Michelle McGregor read minutes from last year's annual meeting. These minutes from last year were approved by all those present at this meeting.

Michelle provided the President's report:

She stated that the Resident directory has been kept up to date. Michelle is working to provide improved communication with homeowners. This has included expanding the website content to include the original developer's legal plat maps, available on-line forms and FAQ's.

Lon Wiese presented the treasurer report:

Lon reviewed 2019 actual expenses and 2020 budget. The HOA spent \$773 less than the \$19,003 budgeted for 2019. This resulted in a cash balance of \$8,541 available at the end of the year. This amount is net of the maintenance reserve fund established in 2019 of \$2,052 (10% of annual dues). He also presented the 2020 budget proposed by the Board which includes a \$10 increase this year in the annual dues and expenditures totaling \$18,095.

He noted that the HOA was not penalized by IRS for failure to file tax returns in previous years.

Discussion followed about need to build up reserve fund for deferred maintenance and future replacement of assets belonging to the HOA. After discussion, the 2020 budget was passed by unanimous vote

Landscape Report given by Michelle McGregor:

A new landscaping company, Evergreen Ponds has been contracted for 2020 . Michelle also thanked the volunteers who helped to spread 24 yards of bark in June of 2019 to cover areas at the front entrance, the center island and common area in the 3rd cul-de-sac. She also thanked Laurel Caponigro for painting the signs at the front entrance.

Sheri Polt brought up barking the area along 212th Ave. We have money for bark in the 2020 budget. Sheri's suggestion will be discussed at the next board meeting.

We had 10 homes represented at the meeting and valid proxies from 18 homeowners..

The meeting was adjourned at 7:53 pm