

Pine Lake Estates Annual Homeowners Association Zoom Meeting Minutes

January 10, 2023 7:00 pm

Welcome and Introduction of Board Members by Michelle McGregor

Board Members Present:

Michelle McGregor - President

Linda Thompson

- Treasurer

Mark Sentman - Board Member

Karen Rollman - Board Member

There were 13 Homes represented at the Zoom Meeting with 9 Proxy Forms sent in.

Proof of Notice Posted

President's Report:

Michelle thanked volunteers and new board members. Mailbox

kiosks were painted this year. We have been able to keep the HOA annual dues at \$370 even with inflation. We will be adding the Service Zelle for the convenience of homeowners to pay their dues. Information will be on the invoice for dues.

PLEHOA1995@gmail.com

Mark Sentman from the ACC Committee reminded homeowners that the purpose of the ACC Committee is to provide guidance when changes are being made to the exterior of your home. Please contact Mark so that the committee can provide guidance when the need arises.

Discussion of 2022 Budget and 2023 Proposed Budget. Linda Thompson reported the budget was about even in 2022. Water was over budget due to a prolonged hot dry summer that lingered well into fall.

Regarding 2023 Budget, expenses are going up due to inflation. Water will hopefully go down as we make some necessary changes to the irrigation system at the front entrance. Linda mentioned she has experience owning a business for 30 years and also working and retiring from the IRS. She is going to make a great new treasurer and we are appreciative of her help,

Karen Rollman reported on Landscape Committee issues. We will be retaining our current Landscape Company of Evergreen Ponds. We will be asking them to do some repairs on sprinkler zones and updating our control box to conserve on water. Karen reported that Mike Brent from Cascade Water Alliance did a free assessment of our irrigation system and will be providing a report giving us recommendations for upgrading our system and changes we can make over time to save money.

Voting took place for the following:

Approved 2022 Annual Meeting Minutes

2023 Budget proposal passed

Election of new officers: Linda Thompson was voted by the current Board to replace Lon Weise midyear as Treasurer, Jackie Coulter will be the new President replacing Michelle McGregor, and Mike Cunningham and Chelsea Wang were voted in as new board members. We have a complete five member board.

Old Business - Question regarding tree health in Tract C. If homeowners are concerned about a tree in the wetlands they will notify the board. If trees fall they are left in place due to it being a protected area.

Michelle was thanked for her five year's of service as the HOA Board President and all that she did to make the neighborhood better. She is leaving alot of information to make the transition easier for the new board.

Meeting Adjourned at 7:37 p.m.