

Lakes of Pine Forest Homeowners Association, Inc.

Annual Meeting Minutes

In accordance with Article III, Section 1 of the By-Laws of Lakes of Pine Forest Homeowners Association, Inc, had an Annual Meeting of the membership was duly called and held on November 18th, 2021 at 6:30pm in person and via zoom.

Call to Order:

With a quorum (55 members of the community) not present either in person or by proxy, the meeting was called to order at 6:31pm. and adjourned. According to the Bylaws the meeting was again called to order and with a quorum (28 members of the community) present either in person or by proxy, the meeting was called to order at 6:33 pm.

In Attendance:

In addition to the homeowners, the following Board of Directors and Spectrum associates were also present:

Representing the Lakes of Pine Forest of Directors	
Harold Vance	President
Val Krupin	Secretary
John Leech	Treasurer
Curtis Culver	Member at Large
Open Position	
Representing the Spectrum Association Management Team	
Jennifer Roberson	Director of Client Relations
Mandy Johnson	Community Manager

Determination of Quorum/Proof of Notice:

The membership was advised that the quorum of 5% (28 Owners) had been met by members present at the meeting as well as by proxy. Members were also shown proof of notice of the meeting and proxy.

Introductions:

All members of the Board of Directors were introduced to the membership, including representatives from Spectrum.

Approval of 2020 Meeting Minutes:

The membership was presented copies of the 2020 Annual Meeting minutes. The members were given time to review. With no changes presented, a motion was made from the floor and unanimously carried adopting the minutes as an official record of the Association.

Financial Report:

The membership was provided with the October 31, 2021 financial reports including data from the 2020 year-end and year to date 2021 financial figures.

Year in Review

The membership was provided an overview of projects completed in 2021 and plans for projects in 2022. Projects completed included walking path bridges (warranty repairs), hiring of a new pool company, replastering of the pool, tree pruning in the common areas, and access card implementation for the pool area. The Board would also like to announce there will be no increase in annual assessments.

The membership was also provided with a summary of projects they would like to complete in 2022. Future projects include new pool furniture, tree planting, updated signs around the community, pool building repairs, and drinking fountain replacement at the pool.

Election of Board Members/ Announcement of Election Results:

The membership was advised of two open positions on the Board of Directors and the one candidate interested in the said position. With voting completed via proxy and by in person ballot one member up for re-election was re-elected to the Board: Val Krupin. Due to Heather's resignation during the 2021 term the Board is taking nominations to have a member of the community to take Heather's seat. The appointed member will serve out her 3 year term and be confirmed in the 2022 annual election.

Casey Lambright Community Attorney Update:

Casey Lambright gave an update on the association violations and delinquent assessments. He provided an update on the associations parking resolution, fining policy, and leasing resolution.

Question and Answer Period:

Owners present were provided an opportunity to present questions they had in regard to general matters of the Association. Discussion was had regarding leasing resolution, fences, violations, and information on committees.

Meeting Adjournment

With there being no further business to discuss, a motion to adjourn meeting was made at 8:23pm. The motion carried unanimously. The 2021 Annual Meeting was adjourned at 8:23pm.

Authorized Signer
Lakes of Pine Forest HOA

Managing Agent