**Pinon Woods III Annual Meeting**

**Held via Zoom**

**April 11, 2023, at 4:00pm**

**Attending:** Joanne Adams, Teresa Allen, Stu and Dawn Bernstein, Jacqui Cambata, Lee Murphy, Don Clarke, Tom and Debbie Haight, Scott Hansen, Chris Hartman, Frank Palumbo, Keith Peterson, Joan Steninger, Chris and Shirleen Steffen, Mark Wiliams, Paul Sullivan.

The meeting was called to order at 4:03 pm by President, Chris Hartman. Chris welcomed everyone and thanked them for their attendance.

**Roll Call and Certifying of Quorum:**  Chris Hartman advised that to conduct business at the annual meeting, we must have 36 of the 70 lot owners participating, either in person or by submitting their ballots. We can conduct business today, as 54 ballots were received.

**Nominating and Tellers’ Committee:**  Chris Hartman thanked Joan Steninger, Ofelia Goma, and Lynne Sullivan for their efforts on the Nominating Committee and the Tellers’ Committee.

**Election of Board of Directors:** Joan Steninger reported the candidates for this year were: Teresa Allen, Jacqui Cambata and Don Clarke. Chris Hartman asked if there were any nominations from the floor for board candidates. No nominations were proposed. Joan Steninger reported that all three candidates received a majority of the votes and therefore are elected to the board of directors by ballot vote. Joan Steninger made a motion that the election results be accepted, and Scott Hansen seconded. Motion passed unanimously. Chris Hartman thanked departing members Joan Steninger and Michael O’Hara as well as the three newly elected members for agreeing to serve on the Board.

**Approval of the 2022 Annual Meeting Minutes:** Joan Steninger reported that of the 54 ballots received, 51 approved the 2022 meeting minutes.

**Treasurer’s Report and Budget:** Keith Peterson reported:

**March 30, 2023 Financial Statement**

* The year-end of March 30 year was chosen at incorporation instead of the usual March 31 month end.
* The $1,740 in fiscal 2024 dues collected by March 30 represents 83% of the total 2024 dues of $2,100 (70 lots at $30 per). $360 remains to be collected.
* Keith gave a big thank you to Lynne Sullivan and Jeff Fox for auditing the financial statements. They did a very fine job. No issues were noted. Volunteers are needed to be auditors next year.
* The IRS requires that PWIII file a Form 990-N each year. The Form 990-N for the year ended March 30, 2023 has been filed and was accepted by the IRS.

**March 30, 2024 Budget**

* Because of the cancellation of the in-person annual meeting, we revised the budget to reflect the removal of the budgeted annual meeting costs of $500. The new budget has the label “Revised April 10, 2023” at the top.
* Thanks to Darcey Philpot’s efforts, all remaining fiscal 2024 dues totaling $360 were collected by the time of today’s meeting.

Chris Steffen made a motion to approve the Financial Statement dated March 30, 2023 and the budget for fiscal year ending March 30, 2024, and Frank Palumbo seconded. The motion was unanimously approved.

**Architectural Control Committee:** Scott Hansen reported:

Our team, including Scott MacDonald and Everett McGill, addressed about 25 questions/requests this past year. Nearly all were responded to via email within one day with just a couple requiring 2-3 days. There were a couple of plans submitted and approved for new homes, a couple of landscape plans approved, and many questions on colors, fencing, lighting, weeds, and related subjects. Most of the committee’s work is done remotely, with reliance on sharing of electronic files between members.

**Big Park Regional Coordinating Council:** Minutes for the Big Park Regional Coordinating Council are posted to our website, pw3hoa.com. Chris Hartman gave a shout out to Paul Sullivan for serving as our representative for the Big Park Regional Coordinating Council as well as Marianne Langridge who has taken over as our alternate representative in place of Christine Sturgeon.

**Old Business:** Pinon Woods 3 Website – Frank Palumbo reported that we use GoDaddy for our HOA website.

1. All emails and website updates have been processed.

2. A new community email list has been provided by Darcy and processed.

3. All PW3HOA GoDaddy services (website, domain, domain security, and email) have been updated for 2 years rather than our previous 1-year renewal. One year renewal costs were $293 (plus tax) while two years was offered at $419.48 (plus tax-paid $442.67) resulting in a 28% savings.

All renewals were paid April 2, 2023.    GoDaddy services are good through April / May 2025.

**New Business:** There was no new business.

**Open Forum:**

1**.** Chris Steffen stated that in the past a listing of HOA members along with contact information was available to each homeowner. He asked if that list was currently available to HOA members. Frank Palumbo answered that a list of this type is not distributed across the HOA in order to respect privacy concerns of homeowners.

2. Chris Steffen asked if anyone has tried Verizon internet services. No attendees have tried it however, Scott Hansen stated he went with T-Mobile and finds it a little better than Optimum.

3. Scott Hansen suggested that since we were not able to have our annual meeting and social gathering in person today it would be nice to plan a gathering in the future. Chris Hartman stated he will add Scott’s suggestion to the next Board meeting agenda. We will most likely look at something in the Fall so seasonal neighbors can attend.

**Adjournment:**  Paul Sullivan made a motion to adjourn the meeting and was seconded by Don Clarke. All attending were in favor and the meeting was adjourned at 4:37 pm.

Respectfully submitted,

Teresa Allen / for Darcey Philpot

Secretary

PW III HOA

Website: pw3hoa.com