**Pinon Woods III Annual Meeting**

**Held via Zoom**

**April 12, 2022, at 4:00 pm**

**Attending:** Chris Hartman, Keith Peterson, Joan Steninger, Scott Hansen, Stu and Dawn Bernstein, Debbie Haight, Lee Murphy, Michael O’Hara, and Darcey Philpot

**Guest:** Robin Hompe, acting as our Zoom coordinator

The meeting was called to order at 4:00 pm by President, Chris Hartman. Chris welcomed everyone and thanked those that sent in their ballots and dues. Chris noted that he was elected to the board one year ago and in September 2021, was elected as President, when Jan Meyer stepped down. He has enjoyed working with the board and members of the community.

**Roll Call and Certifying of Quorum:** Darcey Philpot 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 45 ballots were received.

**Appointment of Tellers’ Committee:** Darcey Philpot advised the Tellers’ Committee members are, Joan Steninger, Marilyn Weaver, and Patti Wyman. The Tellers’ Committee is responsible for counting the ballots.

**Election of Board of Directors:** Joan Steninger reported the candidates for this year were: Joanne Adams, Scott Hansen, Michael O’Hara, and Frank Palumbo. Chris Hartman asked if there were any nominations from the floor for board candidates. No nominations were proposed. Joan Steninger reported that all four candidates received a majority of the votes and therefore are elected to the board of directors by ballot vote.

**Approval of the 2021 Annual Meeting Minutes:** Joan Steninger reported that of the 45 ballots received, all approved the 2021 meeting minutes.

**Treasurer’s Report and Budget:** Keith Peterson reported that Lynne Sullivan and Jeff Fox performed this year’s annual audit. All financial records were in order.

Keith next drew participants attention to the Financial Statement dated March 30, 2022, that was sent via email today. The statement reflects a cash balance of $4,996.65. Keith advised this is nearly $2000 over what was expected, citing the collection and deposit of nearly $1700, in dues for 2023, and the fact the website costs are not due until April 2022.

The next item for review was the PW III Budget for fiscal year ending March 30, 2023. This too was emailed today. Keith pointed out the explanation for budget items under the notes section. He asked if anyone had any questions about the budget, and nobody had any.

Darcey Philpot made a motion to approve the Financial Statement dated March 30. 2022 and the budget for fiscal year ending March 30, 2023, and Joan Steninger seconded. The motion was unanimously approved.

**Architectural Control Committee:** Scott Hansen advised that Everett McGill and Scott MacDonald are also on the Architectural Control Committee. They have had a busy year approving plans for new homes and work on existing homes. Scott reported they now accept electronic plans in PDF format, which has been working out well.

**Big Park Regional Coordinating Council:** Paul Sullivan’s last report for the Big Park Regional Coordinating Council was emailed to owners in mid-March 2022 and has also been posted to our website. The council has not met since Paul’s last report. They will meet again on April 14, 2022.

**Old Business:** Chris Hartman thanked Robin Hompe for her service to the community while a member of the HOA board of directors. Darcey Philpot also voiced her thanks to Robin for acting as the Zoom coordinator this past year, as this freed her up to concentrate on the minutes.

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

**Open Forum:** Darcey Philpot advised that she received no requests from any owners to bring up any issues during Open Forum.

Chris Hartman wanted to advise everyone that since we had a quorum to conduct today’s annual meeting, the back-up meeting scheduled for April 13, 2022, at 4:00 pm has been cancelled. The next HOA Board of Directors meeting will be Thursday, April 14, 2022, at 4:00 pm.

**Adjournment:** Chris Hartman made a motion to adjourn the meeting and Stu Bernstein seconded it. All attending were in favor and the meeting was adjourned at 4:17 pm.

Respectfully submitted,

Darcey Philpot

Secretary

PW III HOA

Website: pw3hoa.com