**Pinon Woods III Annual Meeting**

**Location: Palumbo residence**

**April 9, 2024, at 3:30 pm**

**Attending:** Joanne Adams, Teresa and Gene Allen, Gary Bethune, Jacqui Cambata and Lee Murphy, Don Clarke, Jeff and Donna Fox, Sergio and Ofelia Goma, Tom and Debbie Haight, Chris Hartman, Cyndy and Steve Lakowske, Frank and Kaycee Palumbo, Barry Pasco, Keith Peterson, Byron and Darcey Philpot, Charlotte Selinski, Gary Slizgi and Marty Darling, Chris Steffen, Paul Sullivan, Mark Williams, and Dennis Wyman.

The meeting was called to order at 3:35 pm by President, Chris Hartman. Chris welcomed everyone and thanked them for their attendance.

**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 64 ballots were received. Thank you to all owners who submitted ballots.

**Nominating and Tellers’ Committee:**  Darcey Philpot thanked Chris Hartman, Joan Steninger and Kristi Kidwell for their efforts on the Nominating Committee and the Tellers’ Committee. Darcey thanked Chris for his efforts in contacting owners to fill our slate of candidates. It is an especially important duty to the life of the HOA.

**Election of Board of Directors:** Chris Hartman reported the candidates for this year were: Gary Bethune, Cyndy Lakowske, Keith Peterson, and Darcey Philpot. Chris Hartman asked if there were any nominations from the floor for board candidates. No nominations were proposed. Chris reported that all four candidates received a majority of the votes and are therefore elected to the board of directors by ballot vote. Keith Peterson made a motion that the election results be accepted, and Frank Palumbo seconded. The motion passed unanimously. Darcey Philpot thanked Chris Hartman for his service to the HOA board these past two and one-half years. She assured everyone that Chris is not going to take life easy at this point but will continue to serve his community as a Volunteer in Protection with the Yavapai County Sheriff’s Office. For those of you who secure the “Vacation Watch” services of the Sheriff’s Office, Chris will be checking your house while on his rounds.

Chris Hartman thanked the board members he has served with this past year, Joanne Adams, Teresa Allen, Jacqui Cambata, Don Clarke, Frank Palumbo, Keith Peterson, and Darcey Philpot. He also extended a welcome and thank you to the newly elected board members, Gary Bethune, and Cyndy Lakowske.

**Approval of the 2023 Annual Meeting Minutes:** Chris Hartman reported that of the 64 ballots received, 64 approved the 2023 meeting minutes.

**Treasurer’s Report and Budget:** Keith Peterson reviewed the March 30, 2024, financial statement and the budget for fiscal year ending March 30, 2025. Both documents were previously sent to the membership and will be included again with these meeting minutes. Keith noted that in 2024, the rate for the HOA’s PO Box jumped dramatically. We also incurred charges for checks and an endorsement stamp, because of moving our banking from AmTrust to Chase Bank. In the fiscal 2025 budget, Keith noted that we have no website charges. This is because we renewed for two years in 2023, to obtain a more favorable rate.

Every year the HOA’s financial records must be audited. Keith thanked this year’s auditors, Cyndy Lakowske and Marie Reed.

Dennis Wyman made a motion to approve the Financial Statement dated March 30, 2024, and the budget for fiscal year ending March 30, 2025, and Teresa Allen seconded. The motion was unanimously approved.

**Transfer of PW III Bank Account from Amtrust Bank to Chase Bank:** At the request of board secretary, Darcey Philpot, Keith Peterson submitted the following explanation for the HOA changing banks.

“For the past few years, the PW III Banking relationship has been with Amtrust Bank. In March 2024, the Board decided to move the banking relationship to Chase Bank.

The move was made as New York Community Bank (NYCB), the parent of Amtrust Bank, has been “weighed down by its exposure to the beleaguered real estate sector.” It recently announced a surprise 4th quarter loss.

A 2019 New York State law placed a limit on how much landlords could increase on rent controlled units. About half of the multifamily portfolio at NYCB is subject to some sort of rent regulations. This law hindered the profitability of landlords causing the collateral behind those loans to plunge, sometimes below the amount of the loans. Thus, write-downs were required.

Although the balance that PWIII had at Amtrust was ensured by the Federal Deposit Insurance Corporation, the Board thought it better to avoid any concerns or hassles with accessing funds. Therefore, the PWIII account was moved to Chase.”

**Architectural Control Committee:** ACC Chair, Everett McGill, submitted the following report, which Jeff Fox shared at the meeting:

Since September of 2023, the ACC has welcomed Barry Pasco in October and Jeff Fox in February and has:

…  approved an exterior paint color request at 195 Pebble.

…  approved an attached garage addition at 205 Pebble.

…  approved a water feature and pool complex behind the home at 185 Alta Vista as well as a single underground garage structure into the rear yard plane of 50 Fox Trail Loop.  185 Alta Vista and 50 Fox Trail Loop have been conjoined in a single ‘back-to-back’ parcel.

…  approved a landscaping upgrade for 90 Fox Trail Loop.

…  approved a Solar Panel installation at 215 Pebble.

…  consulted on an exterior deck replacement at 110 Alta Vista.

…  advised Sedona realtor Patti Murphy regarding architectural plans attached to a possible property sale at 25 Fox Trail Loop.

…  gave conditional approval to a preliminary design for a dwelling at 155 Alta Vista with the understanding that a final submission may be a few years away.

Details regarding these approvals are available to all members by contacting the ACC.

**Big Park Council:** Paul Sullivan has served as our Big Park Council representative for the past 16 years. He gave an overview of the role of the Big Park Council. When Big Park Council posts their meeting minutes, members of the HOA get an advisory email. There is a link on the HOA’s website: pw3hoa.com, where the minutes can be viewed. Paul noted that the Big Park Council is comprised of HOA representatives, businesses, and schools, here in the Village of Oak Creek (VOC). The Council is a volunteer advisory group, which operates much like a city council. While advisory, 95 percent of the time the Yavapai County Board of Supervisors follow their recommendations in matters pertaining to the VOC.

Chris Hartman thanked Paul for his years of service to the HOA as our Big Park representative.

**Old Business:** Darcey Philpot advised that HOA emails can be sent to more than one member of a household. If you would like to receive your own copy of HOA emails, please let Darcey know, so you can be added to our distribution list.

**New Business:** Darcey Philpot reported that since our last annual meeting, we have welcomed three new owners to Pinon Woods III. Doug Reed and Margaret Gorrie purchased lot 87 on Fox Trail Loop. Tamara and Keith Cardinal purchased lot 88 on Fox Trail Loop. Lastly, Patti Murphy and Michael Case purchased lot 108 on Fox Trail Loop. Welcome to the neighborhood! We look forward to meeting you.

This is the first time since 2019, that we have held an in-person annual meeting. In 2020, the meeting was cancelled due to COVID-19. The past three years, the meeting has been held via Zoom. We are delighted to be meeting in-person again. Darcey asked those in attendance to introduce themselves if this was their first chance to attend an in-person HOA meeting since moving into PW III. Introducing themselves were Chris Hartman, Sergio and Ofelia Goma, Jacqui Cambata and Lee Murphy, Joanne Adams, Mark Williams, Steve and Cyndy Lakowske, Tom and Debbie Haight, Gary Sligzi and Marty Darling and Gary Bethune.

Chris Hartman thanked Frank and Kaycee Palumbo for offering their driveway for this year’s meeting. It is always a challenge to find a long, flat surface for the meeting.

**Open Forum:** Jeff Fox apprised the group of the difficulties he encountered getting homeowners insurance. The company he was with increased his yearly premium 400%, based on fire threat. Other members related similar difficulties. It has taken Jeff weeks of investigating to find a company that would insure them. We have asked Jeff to write up a synopsis of what he has learned so that we can share it with our members.

Frank Palumbo reminded us that on the HOA website: pw3hoa.com, you can find information about the Firewise program. Look under the Safety and Security tab at the top of the page. Frank and Kaycee had a Firewise inspection and found it valuable. There is a contact phone number on the website.

**Adjournment:** Cyndy Lakowske made a motion to adjourn the meeting and was seconded by Joanne Adams. All attending were in favor and the meeting was adjourned at 4:20 pm.

Respectfully submitted,

Darcey Philpot

Secretary

PW III HOA

Website: pw3hoa.com