

PINE HARBOUR PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE: Saturday, December 7, 2024

LOCATION: Terry Schneider's house

MEMBERS PRESENT: Terry Schneider, Jo Glass, Phil Duckwitz, Nick Kubyako, Heather Mueller, Tina Smith

COMMUNITY MEMBERS PRESENT: None

MEETING CALLED TO ORDER AT 9 am by Terry Schneider

FINANCIAL: Reviewed November financial report and late dues report. The board has a good address for lot 134 and will proceed with foreclosure. Discussed 2024 budget to actual and approved budget for 2025. Discussed increasing the annual dues, will pull the reserve study to confirm the year for the increase.

ENVIRONMENTAL: Lot 168 has not completed the documents after adding a shed without approval and has also removed the required culvert pipe. Lot 90 and Lot 11 still have unregistered vehicles, trash and debris that need to be cleaned/removed, the board will remove their access from the gate pad and send notice that they are not in good standing. Lot 86 needs to relocate their camper to an approved location, ECC to contact after this meeting. Lot 58 granted approval for an addition.

COMMON AREA: New street signs are too small and not in compliance with the county. Board to reach out to county to order larger signs. The small post at the gate needs to be repainted and secured. The handrail for the walkway to the boat slips will be repaired in the spring.

GATE: Working properly at this time. Will contact gate company to inquire on a quarterly maintenance contract.

WEBSITE: Website approved for upcoming renewal.

OLD BUSINESS: Remaining buoy that needs to be replaced will be done in the spring. Board agreed that the current camera situation at the boat dock needs to be changed and will begin researching another option to be implemented next spring/summer.

NEW BUSINESS: Nick has started researching treatment for the Hydrilla in the lake and found that Dominion has approved only one vendor to do the work. Nick has estimated the treatment will be \$1,000 for our shoreline. The board will obtain a quote from the vendor when available and then revisit to approve/deny the treatment. Heather will reach out to vendors on obtaining a quote for snow removal, our current contract ends 12/31/24. One board member has missed 2 meetings in a row, according to our bylaws, this calls for immediate dismissal. This member will be contacted and advised.

NEXT BOARD MEETING: Saturday, March 1, 2025

MEETING ADJOURNED AT: 10:35 am

Respectfully submitted by Tina Smith, Secretary/Treasurer