

PINE HARBOUR PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE: Saturday, June 1, 2024

LOCATION: Terry Schneider's House

MEMBERS PRESENT: Terry Schneider, Tina Smith, Heather Mueller, Nick Kubayko, Ralph Trotta, Phil Duckwitz, Jo Glass

COMMUNITY MEMBERS PRESENT: None

MEETING CALLED TO ORDER AT Terry Schneider at 9 am

FINANCIAL: Reviewed financial report, late dues report and road bond report. Discussed foreclosure process for lots 134, 109 & 87. ECC to check roads to refund bonds for lots 84 & 75.

ENVIRONMENTAL: Lot 181 seeking variance for a shed installed, decline until dues are paid. ECC chair to send out notices to members with campers/rvs, response needed as to why they are not "reasonably screened" as directed in the regulations and for the lots that have miscellaneous violations. ECC Chair asked to have an email created for ECC business.

COMMON AREA: Phil and Ralph will adjust the cameras on the docks and add 3 cameras to the docks that were removed from the front gate. Discussed the mowing contract that was renewed and that they are also spraying for weeds at the front gate. Discussed the need to review the snow removal contract and make decision to renew or obtain new quote. New "no parking" signs received and they will be installed at the common area. County being contacted to replace the street signs that have faded.

GATE: At the time of the meeting, the gate was working.

OLD BUSINESS: Discussed paving all of Alice Alley and fixing the "dip" on Cedar and obtaining one more quote for the job and obtaining a quote to trim the trees on Pine Harbour drive.

NEW BUSINESS: New regulations/description drawn up for the addition of metal carports and the board agreed to send it out to the community for a vote.

NEXT BOARD MEETING: September 7

MEETING ADJOURNED AT: 10:40 am

Respectfully submitted by Tina Smith, Secretary/Treasurer