

PINE HARBOUR PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE: Saturday, June 6, 2026

LOCATION: Terry Schneider's home

MEMBERS PRESENT: Terry Schneider, Jo Glass, Chris Burke, Nick Kubyako, Heather Mueller, Jenny Janson, Tina Smith

COMMUNITY MEMBERS PRESENT: Andrew Mueller

MEETING CALLED TO ORDER AT 9:04 by Terry Schneider

FINANCIAL: Reviewed June financial report, late dues report and boat slip information. Need to submit a lien release for lot 111. Heather suggested filing a judgement on lot 134 for past due funds. Board agreed to move \$100k from our operating account to a money market or CD to earn interest.

ENVIRONMENTAL: Lot 98 approved for an exception on the fence installation. Lot 98 has road damage from construction and will not be refunded the road bond. Lot 133 is not replying to emails concerning the shed that was delivered without proper approval; the board has discussed charging a daily fine and removing gate access until member complies. Lot 96 was asked to clean up some of the debris from the house construction. Lot 123 construction is still in progress. Lot 11 has asked for assistance in removing an old pool and non-working vehicles. Lot 179 needs to be cleared of trash and debris, owner has not responded.

COMMON AREA: Heather reaching out for quotes to install concrete for the new mailbox, previous contractor not responding. Renovation on the stairs at the common area/boat launch is set for July 1. Firefly has added the equipment to the front gate, reaching out for a date to install equipment at the boat ramp. Seeking quotes to add cameras at the boat ramp. Contacting mowing contractor to spray weed killer at the boat trailer parking area and the front gate. Discussed obtaining quotes for the snow contract for this winter. Damaged fence needs to be removed at the pavilion. Replacing dying shrub at the front gate.

GATE: All is good with the gate, hold open staying in place for the summer. Need to order more remotes due to sellers not leaving for the new buyers.

WEBSITE: All good, a lot of traffic on the site.

OLD BUSINESS: Hydrilla treatment set for mid July, Nick will keep everyone posted. Voted on adopting a rule to increase the road bond deposit to \$5,000 due to inflation; 7 yes 0 no.

NEW BUSINESS: Received notice that the state audited our buoys and we failed, Ed Gerow to correct what needs to be done. The board approved Kim Berkley's request to add decorations at the front gate for America's 250. The board did not approve a member's request to add a kayak rack at the common area. The board approved an exception (with some changes) on the metal garage size for lot 85.

NEXT BOARD MEETING: September 5, 2026

MEETING ADJOURNED AT: 10:46 am

Respectfully submitted by Tina Smith, Secretary/Treasurer