

HOA Board Meeting

Agenda of January 8, 2024

- Roll Call or other Proof of Quorum
- Proof of Notice of Meeting
 - ✓ Jess: "Meeting notice was conveyed by email on, and confirmed December 15, 2023"
- Reading and Approval of previous minutes [to be attached]

Reports of Officers and Committees

(Jared) Message and vision of the current Board:

- PBV HOA Board should operate successfully after us. Our responsibilities as Board members:
 - ✓ As homeowners, we all bought into a neighborhood with standards. Our job, as Board members, is to protect those standards.
 - ✓
 - o To be transparent with homeowners
 - o To encourage open communication
 - o To encourage homeowner involvement
 - ✓ Shared Responsibility. Each Board Member has a specific set of duties that will help the HOA function better as a whole. All Board members should share an equal amount of work.

Financial Report:

- Dues letter-completed and to be sent on 02.01.2024
- Budget for 2024
 - o Motioned by Jared, Craig seconds – unanimous approval
- Resale Certificate provided to new homeowners at 411 Brookview Court – Van Den Hazenkamp
- Motion for additional investment of reserve funds
 - o Motioned by Bill, Jess seconds – unanimous approval

Secretary's Report:

- Most recent email correspondence
- Any homeowner's emails/concerns that still need to be addressed?
- Update directory
 - o Fully updated with the exception of newest resident (Bill to request contact info.)
- Winter Newsletter - (Suggestion of things to include. Board discussion)

ARC Report and Maintenance (Craig):

- Review of updated maps
- Storm Pond Retention updates
- Curb, Sidewalk, and Miscellaneous Plan (Announce in Winter newsletter)
 - o Will be moving to spring newsletter

Old Business

- The ARC Solar Panel request from Yates was turned down by the Board for reasons explained in the ARC response form.
 - ✓ The Board will continue to research the topic and stay on top of the latest laws and guidelines. (Jared)
- Board approved to have Yingst do snow removal at cost until the road is dedicated. (Jared)
- Signage and Landscaping (Jay)
 - Voted to move forward with Fast Signs bid
- Mowing and snow contracts and verification process. Suggestion for soliciting bids in 2024 (Jay)

New Business

- Discuss resident concerns

Adjournment