

The Preserve at Brookview
HOA Fall Meeting Agenda
10/10/23

- Proof of Quorum
- Approval of Previous Meeting Minutes
- Board Philosophy (Jared)
 - Our goal is to set precedence and create a framework for how future PBVHOA Boards should operate successfully after us. As homeowners, we all bought into a neighborhood with standards. Our job, as Board members, is to protect those standards, so the Preserve does not deteriorate as other communities have.
 - To be transparent with homeowners.
 - To encourage open communication.
 - 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 (Bill)
 - Update on Interest gaining account.
 - How is the 3-person system working so far?
 - Seems to be working
 - Monthly bank statements to be shared with Board.
- Secretary's Report (Jess)
 - Website updates-when to post meeting minutes?
 - Post unapproved minutes after each meeting, then revise to approved minutes
 - Winter Newsletter (What to include? Suggestions?)
 - Any homeowner's emails/concerns that still need to be addressed?
 - None at this time
- ARC Report (Craig)
 - Yates Solar Panel Request to be addressed in Survey
 - Any other unusual requests?
 - No
 - Any suggestions or general comments?
 - No
- Maintenance (Craig)

- Quarterly Storm Pond Retention Reports
- Common Space Trees Plan (Community Email to go out)
- Curb, Sidewalk, and Miscellaneous Plan (Announce in Winter newsletter)
- Lawncare Review (Jay)
 - Will BJ's try to fix re-seed the mangy areas of the Berm?
 - Is Dauphin Lawncare doing a good job with regular mowing? Did they do a good job with snow removal on common space sidewalks?
 - Will be accepting bids for 2024 contract
 - PBV HOA will arrange snow removal for phase 5 street until dedication to the township
 - Doug and Lori Moore offering their advice as previous solicitors for Gov't contracts. What are their suggestions? What are their concerns?
 - How should we move forward in 2024? Solicit other bidder(s)?
 - Yes
- Old Business
 - Neighborhood Survey
 - RVs, boats, trailers, commercia vehicles. Group to determine the proper wording for survey questions.
 - Solar Panels. Each Board member to share their thoughts. Group to determine the proper questions for survey.
 - Retention Pond Update (Jared and Craig)
 - Cul-de-sac landscaping update (Jay and Craig)
 - Masonry and sign update (Jay)
 - 2 estimates and proposed designs. Jay to complete further review.
- New Business
 - Discuss resident communications in Q3.
 - Discussion of multifamily occupation in single home. Bylaws and Covenants forbid multiple family occupancy. Are there any state laws? How do we enforce prior to a sale? 'For Sale' committee
- Adjournment