

MINUTES

Pembroke HOA Board Meeting

Date | time 2/22/2016 6:00 PM | *Meeting called to order by* John Carmonne

In Attendance

Ron, John, Nick, Chris, Patrick and Karen

Sonal Absent

Homeowners in attendance: Mr. Mathis

Approval of Minutes

The January minutes were read and approved

Approval to Pay Bills

Motion to approve and pay bills as presented, Motion passed

Board

President's Report - KHOV homes backing up to Willows Road, some have shutters, and others do not is it in the Design? A board member will contact KHOV and find out

VP's Report No New Business.

Secretary's Report - No New Business.

Treasurer's Report – As of today, we have received a total of 209 payments. 66% percent have paid. We have \$21,089.00 in delinquent HOA fee's. Some people have not paid in 3-4 years. I've received 3 requests for resale packages. Late fees will be accessed March 1st.

Discussion was held on Payment Plans followed by a Motion to charge Late Fee's on March 1st. Motion carried and approved.

Motion to accept a payment plan for a resident. Motion carried and approved.

ARC Report - Drive through the neighborhood was done February 21st. Motion to send a fine to a resident as the issue of blocking the sidewalk has been ongoing.

Motion carried and approved.

Member at Large Report – Absent

Member at Large Report – Pass to old business

A resident spoke to the board about getting a waiver for a basetball hoop. The ARC chairman will follow up with the resident.

Old Business

- Area behind Tot Lot tabled to next meeting
- A discussion was held about purchasing and rezoning the conservation area's in the neighborhood. We have to wait until the Developer turns over the areas to the HOA before we can do anything
- A discussion was held on the wire fence behind KHOV's model home, we are still trying to find out who put it in and who owns it.
- Insurance for Pond. Tabled to next meeting
- A discussion was held about the HOA's facebook page
- Snow Removal. We can hire a company and will put it out for bid in the summer.
- Easter Egg hunt (Nick)
 - To be held on March 19th, we are going to need people to help with the eggs, and the prep the day of.
 -

Motion made by the President to go into Executive Session for Legal Issues

Motion approved.

Return from Executive Session

Motion to allow a resident to participate in a payment plan for back dues. A 10% admin fee will be charged.

Motion approved

Motion to put a lien on a resident's home and sent to collections immediately.

Motion approved.

Motion to fine a resident for an ARC Violation (Continuation of ARC Report).

Motion approved.

Next Meeting

3/22/2016 6:00 PM, Lexington Park Library

Motion to adjourn was made at 7:30 pm and was passed unanimously.

Karen MacRae

Karen MacRae, Secretary
Pembroke Homeowners' Association