

Minutes from HOA BOD Meeting August 24, 2015

Meeting was called to order at 1800. Present were Ron, John, Sonal, Patrick, Chris, Karen, and Nick.

Treasury Report

- Chris submitted treasury report for approval.
- Electric bill is on auto-pay.

ARC(Pat)

- Going to be sending out letters to all people without standing ARC approvals for satellite antennas, basketball hoops, etc.
- Patrick talked to Chuck, the KHov foreman about a standing POC for builder issues. Karen will be POC, BOD approved proposal.
- (Karen) Khov trailer will be moved between current phase and new phase. 11 lots left in current phase.
- ARC requests. Missing all requests from 2014.
- Database created for ARC requests and violations.
- Recommended Anthony Stachowski to help in rules enforcement. Approved by BOD.

Website

- New website can be set up in a week. Karen purchased the domains "Pembrookehoa.net" and "Pembrookehoa.org" for future website.
- Liz Kessel owns the current website on Go Daddy. Need to turn it off once new website is operating.
- Better repository for documents.
- Once development is completed, Karen will send an email for BOD concurrence and it can be posted.
- (Chris) Can we add a link to the bank for collection of dues? (Karen) Need security certifications if PII is input on our website. Need to investigate the appropriate applets.
- (Ron) Can we do proxy voting this way? Need to investigate.

Common Land

- Strip of land by the entrance is county conservation land. Need to find POC for county to request options for that area.
- (Ron) Would like to put a bus stop in area occupied by trailer. Need to run by lawyer.
- Turnover for common land areas in Phase 1 and Phase 3 will be happening in September. Need to approach outside inspector to look at retaining ponds prior to turnover. Chris to contact Nockelby Surveying to find an independent engineer to inspect.

Halloween

- Need to figure out ideas to discourage traffic jams... enhance safety of children. Put tables up on Colby to distribute glow sticks...
- Halloween decoration contest... Need to set up committee for contest.

Speed/Law Issues

- Speeding is real bad currently. Increased police presence during rush hour times? [REDACTED] has offered services after hours.

Tot Lot

- Nefarious activity in the tot lot after dark... Nick proposed purchasing a light for the tot lot after dark, max budget \$2,000. Needs to be solar and LED bulbs. Motion approved. Sonal for action.
- Re-mulching... Sport mulch or wood chips? Nick to make cost comparison.
- Erosion issue in creek behind tot lot... John has been working with [REDACTED] to assess. Will go back in the creek in the Fall after the vegetation dies down to check state of erosion.

Annual Meeting

- Proposed meeting dates: 3 October (#1) and 17 October (#2). Nick will contact LP Library for meeting date availability.
- Need to streamline rules of engagement for meeting. Ron and Patrick will work on this.

BOD Meeting Periodicity

- BOD meetings now scheduled for 3rd Monday of each month. Meeting dates will be publicly posted and anyone wishing to address the board needs to set their agenda NLT 5 days prior to the meeting.
- Next BOD meeting scheduled for 21 September.

Meeting adjourned at 1922.