

BOD Meeting minutes for September 21, 2015

BOD Meeting called to order at 1730. John, Karen, Patrick, Ron, Chris, Sonal, and Nick present.

- Read minutes. Motion to approve, approved.

### OLD BUSINESS

Conservation land area in front of development... Can we mow it, if we are not allowed to improve it? What are the county restrictions on what can be done? Can we plant trees? (Chris)

- (Karen) Chuck from Khov offered to mow the area free of charge if conservation restrictions are clarified. Motion put forth to have Lawn Cuts Plus do it if Chuck won't. Karen will contact Khov.
- (Chris) Can we put in a bus stop on Middlegate by retaining pond instead of at Colby and Shelton? Sonal to explore committee to get it in. Low in priority behind mailboxes and Halloween at the moment.

Halloween. Sonal is waiting on return call from police on having an officer present during trick or treating in neighborhood.

Patrick: OTAR rules do not allow HOA to impede installation of satellite antennas. We can ask the owner to abide by CC&Rs, but we cannot require compliance in lieu of installation. Approach of ARC Committee will be to encourage homeowners to make the antenna area look nice.

[www.pembrookehoa.org](http://www.pembrookehoa.org) to go live on 1 October. BOD to use the [bod@pembrookehoa.org](mailto:bod@pembrookehoa.org) email from now on.

Next general meeting voted 31 October at 1000. Nick to reserve one room at the Lexington Park Library. Ron to get with Patrick regarding meeting rules and protocol.

Future venue for BOD meetings. Needs to be consistent for future public announcements. Nick suggested Khov model home. Karen to contact Khov rep.

Mailbox move: Quotes came back: \$4,000 to move mailboxes on Colby to the other side of the road, and the one odd mailbox on Colby to be moved to Shelton. Motion to approve the move was made and approved unanimously. Sonal to get quote on painting mailboxes, Karen to see if Khov will chip in for painting.

### NEW BUSINESS

Treasurer Report was presented and approved.

Closing the community. Ron asked if we can defer closing until the next phase of single-family homes is built. Chris to engage the lawyer.

Patrick will email ARC "cheat sheet" to the BOD for review.

Meeting was adjourned at 1827.