

Meeting Minutes – Pembroke HOA

Meeting Information

Objective: Board Meeting
Date: 12/21/2015 **Location:** Lexington Park Library Longfellow Room
Time: 5:30 PM **Meeting Type:** Open to Public
Submitted by: Karen MacRae **Facilitator:** Ron O'Malley, President
Note Taker: Karen MacRae, Secretary

Attendees: Ron, Chris, Nick, John, Patrick, Karen
 Sonal (absent)
 Residents: Sara Peddicord

Agenda Items

Presenter

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1	QBH Fence behind Model Home	Ron	Ron to contact
2	Abberly Sign	Ron	Not going to be moved until new road is put in
3	November Minutes	Karen	Approved
4	School Buses (move stops further into the neighborhood)		
5	Lawn care Ponds and Contracts	Ron	Going to Contract out next contracting period
6	Mailboxes		
7	Speed Bumps	Patrick	Permission from Board to talk to County for putting speed bumps in
8	Khov Single Story Homes	Ron	Need to do more research
9	MetCom	Ron	Ongoing Discussion
10	Tot Lot	John and Karen	Karen: Bill from SMCO coming for Tot Lot Light. John: Tot Lot has been re mulched
11	Snow Responsibilities	John	No change
12	Remulch Entrance	John	Will wait till Spring

13 Christmas Decorating Contest

John

Decisions

- 1 November Minutes approved by a majority
- 2 Permission to Speak to County Regarding Speed Bumps Approved
- 3 Move to go to Executive Session Approved
- 4 Motion to adjourned, passed and carried

New Action Items

	Responsible	Due Date
1 Conservation Area	Ron	January 19, 2016
2 Insurance for Ponds	Ron	January 19, 2016
3 Easter Egg Hunt	Nick	March 19, 2016

Executive Session

No drive through done, we still need to look at grass, due to the weather. No money for fines received. Fines will be added on to the HOA dues. What point to we take legal action? Every quarter we assess late fee's.

Chris: We need to put teeth into this. Anything that goes over \$100.00 we send to collections. Motion seconded and carried.

March 1st is when we send to collections if they are unpaid.

Motion to return to regular session. Passed and carried

Other Notes & Information

Meeting called to order at 5:30 pm by Ron,

Sarah Peddicord: When did the ponds get turned over to us? Ron: The first 2 ponds were turned over to a previous board, the last 5 just got turned over to us.

Sarah: I thought they had 10 years to turn the ponds over to us. That was in January or February.
Ron: They weren't built at that time.

Sarah: Insurance or Maintenance plans for the ponds? We are not aware of any insurance plans for the ponds.

Sarah: where are you moving mailboxes? Right after the electrical boxes on Colby (behind the model home)

Sarah: what are the circumstances when fines occur for the ponds? Maintenance and cutting.

What is the storage used for? Decorations, items for events.

Meeting adjourned at 6:30 pm
