

Pembroke Home Owners Association

Regular Board Meeting Minutes

September 18, 2017 | Lexington Park Library

1. CALL TO ORDER

The meeting was called to order by the President, at 6:03 p.m. A quorum of directors was established.

Directors present:

Patrick MacRae	President
Karen MacRae	Secretary
Chris Steingrube	Treasurer
Paul Mills	ARC Chair
Sarah Peddicord	Vice President
Cam Ferguson	Member at Large
John Carmonne	Member at large

Homeowner's Present: Rich and Jesika Zellner

President's Remarks:

2. SECRETARY'S REPORT

Secretary, Karen MacRae presented the minutes from the August Board of Directors meeting.

Treasurer, Chris Steingrube , made a motion to accept the Secretary's Report as Presented. Member at Large, Cam Ferguson seconded the motion. Motion passed unanimously Secretary's report approved

3. TREASURER'S REPORT

The financial report was presented by Treasurer, Chris Steingrube.

The chair will entertain a motion to approve the Treasurer's Report. A discussion was held. Motion made by Secretary, Karen MacRae to approve the Treasurers' Report, seconded by ARC Chairman, Paul Mills.

A discussion was held.

All those in favor of accepting the treasurer's report say Aye. Motion passed unanimously.

4. COMMITTEE REPORTS

UNRESOLVED BUSINESS

5. NEW BUSINESS

6. Discussions

Automatic Rain Maintenance Contract (Secretary, Karen MacRae)

Maintenance plan was allowed to expire. I recommend that we purchase the maintenance contract for \$304.00 for the year 2018

A discussion was held.

A motion was made by (Secretary, Karen MacRae) to purchase the maintenance plan from Automatic Rain. Treasurer, Chris Steingrube seconded the motion. Motion passed.

Update on Legal – Fence Update (President, Patrick MacRae) there has been some movement on this. The attorney is finalizing the summary judgement. We are entitled to recover our money for legal fees from the homeowner.

A discussion was held.

2018 Budget (President, Patrick MacRae and Treasurer, Chris Steingrube)

A discussion was held.

A motion was made by Treasurer, Chris Steingrube to make a policy that no remote call in's (unless you are on mute)from a board member because it disrupts the board members attending the meeting. Member at Large Cam Ferguson seconded the motion.

A discussion was held.

Motion carries.

A motion was made by Cam Ferguson, Member at large that if someone is on a business trip and cannot call in that they will not be removed from the board due to not attending three meetings in a row. Secretary, Karen MacRae seconded the motion. Motion carried.

Sarah Peddicord, Vice President made a motion that anyone who is on a business trip and cannot vote, be allowed to vote outside the meeting. Chis Steingrube, Treasurer seconded. Motion carries.

Area's that the HOA owns

The board owns all of the land and ponds except for the pond on Haverford.

Open positions on the board.

Not much interest except the Zellner's. There are a couple of people who have expressed interest. The President and Member at Large (John) will be added to the nominating committee.

7. President's Remarks

There is no board meeting scheduled for October since we are having the annual meeting in October.

8. Open Forum

9. Items of interest to the board.

A request was received to move the January board meeting to an earlier date in January.

We had 41 write ups this month for ARC. A motion was made to fine a homeowner for not cutting the grass. The homeowner has received numerous letters.

NEXT MEETING

The next regular board meeting of The Pembroke Home Owners' Association will be on November 21, 2017 at 6:00 p.m.

10. ADJOURN

Meeting adjourned at 7:01 pm

Karen MacRae

Approved: Karen MacRae, Secretary
Pembroke Homeowners Association