

Pembroke Homeowners Association Board of Directors Agenda February 21, 2025, 10:00 a.m. | Virtual Meeting

• Attendees:

Present	Name	Title
	Lewis Collier	HOA BOD - President
	Zachery Farrell	HOA BOD – Vice President
	JoyMcBride	HOA BOD - Treasurer
	Matt Stearns	ARC Chairman
	Sarah Fallin	HOA BOD – Secretary
	Neil McLaughlin	HOA BOD – Member at Large
	Frankie Riffle	HOA BOD – Member at Large
		Homeowner
		Homeowner

Call to Order: L. Collier called the meeting to order at 10:___

Motion to Approve / Deny the Agenda: ___ moved, ___ seconded, motion unanimously passed.

Secretary’s Report:

- Approval of January Minutes ___ motioned, ___ seconded, motion unanimously passed
- Website: minutes up to date, research effort requiring login
- Communication: sent out a Feburary newsletter with general reminders and calls for volunteers, notice of the meeting

Treasurer Report:

- It is board policy to review the reconciled financial statements for the HOA. There is a bookkeeper who does the check depositing and such. They do a profit/loss statement against quickbooks.

ARC Chair Report:

General Items:

- Landscaping
 - i. Construction drainage
 - ii. Front entrance
 - iii. Bulletin Boards: follow up on Eagle Scouts and quotes
 - iv. New construction clean out
- LED light conversion/solar
- Ponds
 - i. Awareness: Middlegate Pond working session needed – scheduling difficulties

Additional Items for Discussion:

- Status Update on Events Policy
- Additional update on status of action items for the board
- **Open Forum** (3 minutes allowed per attendee; you may not give your minutes to others)
- **Next Meeting Date & Location: Meeting at 10:00 am on 21 March 2026 – hybrid with in person location at the Lexington Park Library room B**

Motion to Adjourn ____ moved, ____ seconded, Motion passed unanimously. Meeting adjourned at 11:____ am