

Pembroke Homeowners Association Board of Directors
 Agenda April 20th, 2024, 10:00 a.m. | Virtual Meeting
 (email bod@pembrokehoa.org for details if planning to attend)

- Attendees:

Present	Name	Title
Yes	Lewis Collier	HOA BOD - President
Yes	Jonathan Friscia	HOA BOD – Vice President
Yes	Daniel Wadsworth	HOA BOD – Treasurer
		HOA BOD – Secretary
Yes	Dave Chandler	HOA BOD – ARC Chairman
Yes	Tyler Duncan	HOA BOD- Member at Large
	Vacant	HOA BOD- Member at Large
		Homeowner
		Homeowner

- Call to Order** – Call the meeting to order. 10:01
- Motion to Approve / Deny the Agenda**- Jonathan Friscia moves, Dave Chandler seconded, motion unanimously approved.
- Secretary's Report**
 - The Secretary attached a copy of the January 2024, Board of Directors meeting minutes for the Board's review and acceptance. The Minutes, once approved, will be posted on the website for homeowners' viewing and placed in the corporate record book (Pembroke HOA Sharepoint site).
 - Jonathan Friscia moves, Dave Chandler seconded, motion unanimously approved.
- Record email vote.
 - No email votes last month
- Treasurer Report**
 - It is board policy to review the reconciled financial statements for the HOA. January 2024 financial statements are still being worked on. Once approved, they will be posted on the Pembroke HOA Sharepoint site.
 - No report this month.
- Discuss closing the money market and moving to another location ex. Edward Jones. Currently have above the FDIC insured limit.
 - Moving \$150K into CDs for better interest.

Goals for 2024 / Action Items:

- Open Board member positions – Secretary, Member at large
- Provide ARC Guidelines recommended changes to the BOD. Add the provision for chain link fences around ponds. Cross reference with the Governing Documents (Bylaws, Covenants, etc.) to ensure that changes do not contradict. (Dave Chandler & Tyler Duncan) Still under revision. Lewis will reach out to the lawyer to see if they have an updated version. May have to scan it and edit it that way.
 - i. Daniel Wadsworth moves to accept the draft Architectural Control Guidelines that were posted in the HOA website since March 2024, Jonathan Friscia seconded, motion unanimously approved.
 - ii. Lewis Collier took action to collect signatures and have these filed with the county.
- Middlegate pond – County inspector (Jimmy Yates) to provide a recommendation of a local company with an engineer on staff. (Lewis Collier)
 - i. No action
- Resolve issues property lines by Jillian Grace Pond (Lewis Collier) to reach out to homeowner.
 - i. Setting up meeting to discuss
- Look at both lights at the front of neighborhood- (Jonathan) record unanimous vote for minutes.
 - i. Next weekend.
- Check rowan knight road turnover. Talk with builder/county (Jonathan/ Dave)
 - i. Will happen after all houses are built
- DR Horton houses
 - i. Waiting for information for plans for new houses.
- Townhomes in phase 7
 - i. Markers in HOA property
- Look into temporary speedbumps / rumble strips cost (Jonathan)
 - i. Get results of latest speed study
 - ii. Increased presence on Colby
- Ask about lane marking at front of neighborhood (Jonathan)
 - i. Cannot do lane marking.
- Talk to county about parking on one side of the street. (Dave/Jonathan)
 - i. Cannot be done.

Committee Reports

- **ARC:** Dave and Board discussion – All violations corrected?

- **NTR**

- **Additional Items for Discussion –**

- **Selling open area (Jon,Dave to check with county)**

- **Open Forum** (3 minutes allowed per attendee; you may not give your minutes to others)

- **Next Meeting Date & Location:** (Board Meeting) May 18, 2024; virtual • **Adjourn** – Tyler Duncan moves, Jonathan Friscia 2nds, meeting adjourned at 1027.