Pinebrook Meadows 2023 Annual Meeting Minutes

Tuesday March 21 :: 6:00 pm Social Hour; 7:00 Meeting  
MC Taphouse, Brooklyn Park

Attendees: Stanley Walton, Kristen Pavelka, Ryan & Jodi Johnson, Chris & Carla McMorris, Jamie Mersola, Myka Fuller, Tou Pha, Josh Thao, Valeriu & Oxana Perju, Robert O’Keefe, Jenny Willar, John Pechtel

7:00 call to order. A quorum has been established.

* Introductions and Welcome
* Recap Old Business: 2022 will not show income due to late invoicing. 2023 will show dual income due to billing for 2023 and 2024 dues.
* Landscaping update: 10 trees and mulch on the berm bordering Noble Parkway still need to be watered this summer; we’ve purchased water bags to attach to the trees to water slowly.
* Management Company (Omega):
  + We have been disappointed in the follow through on Omega’s part, basically there has not been much.
  + We will not be renewing.
  + We have retained our previous attorney for current issues and to see if we can recoup any money from Omega for failing to follow the contract we have with them.
* New Bookkeeper:
  + We’ve obtained a new bookkeeper that is much more economical than our previous accountant and Omega. This person will be setting up an option for us to pay dues online with no surcharge.
  + Bookkeeper will also do light collecting work to see if more of our neighbors will pay their dues and violation charges prior to sending to attorney for collection letters and/or lien on the property as needed.
* Collection Process - vote by show of hands
  + Any property late on dues or violations will go to collections process after one year
  + Any property late on dues or violations for 2 (two) years will be processed for lien.
* New Business:
  + Has been a request to amend the covenants to include a topic of short-term home rental.
* Dues:
  + The Board posed 3 options for next year’s dues
    - Option 1. $100 annually: This would mean all landscaping (mowing, weeding, etc.) would be responsibility of the adjoining lot owner. No collections activities, only collecting enough dues to pay insurance, tax filing, and have an emergency fund.
    - Option 2. $150 annually: This would be some landscaping of the new tree only area and allow for some collections activities.
    - Option 3. $220 annually: This would keep all current activities for year 2023 and allow for collections and liens as needed.
      * 2 Motions were presented: 1 for $150 and 1 for $220. Both were seconded. Discussion was allowed for both motions. Vote: 2 for $150 motion, 11 for $220 motion. Motion for $220 dues was passed.
* New Architectural Committee Members:
  + We are happy to have enough volunteers to bring back our Architectural Committee. This committee is responsible for approving or denying building permits and exterior repairs.
    - New Members are: Stanley Walton, Jamie Mersola, Chris McMorris
* New Landscape Committee Members:
  + We are happy to have enough volunteers to bring back our Landscape Committee. This committee is responsible for scheduling and inviting all owners to clean up events and maintenance activities.
    - New Members are: Stanley Walton, Ryan Johnson, Josh Thao
  + Mailbox staining will happen this spring.
* Request from homeowners:
  + Start some sort of Neighborhood Watch to keep all neighbors alerted to crime in the neighborhood. It was brought up to potentially start a Facebook page or a text thread (with it known that there will be NO replies to such messages as to avoid a “group text” type overwhelming response.
  + Myka Fuller volunteered to look into how a neighborhood watch could work.
* New Board Member elections, to a 3 year term. Jodi Johnson is retiring after 15 years of service – thank you to Jodi for your many years of service! We had one volunteer, Jamie Mersola, who agreed to run for the Board. There were no other volunteers. Jamie was overwhelmingly elected to the Board for a 3 year term. Welcome Jamie! We appreciate your commitment to our neighborhood.
* Meeting adjourned at 8:21 pm.