

The Pines Condominiums

Board Minutes (November 10, 2019)

Meeting called to order by Julia at 6:30p.m.

Board Members present:

President: Julia Johnson	X	Treasurer: Maurice Hardy	X
Vice President: Sharon Colvin	X	Member at Large: Carl Buckman	X
Secretary: Ramona Pitts	X	Property Management: Bill Haley	x

Old Business

- The minutes from the October 8, 2019 were approved by the committee.

New Business

Budget 2020

- The board has created a proposed budget for 2020 at the Pines. Carl Buckman made a motion to use the Proposed budget for 2020 and Maurice Hardy seconded the motion. All board members were in favor of the budget. This proposed budget will be presented at the December Homeowners meeting.

Upcoming elections

- Nominations for **2 board member positions** are up for re-election on the Pines HOA Board at the Homeowners meeting scheduled on December 10, 2019 at 6:30. The owners will nominate people at the December meeting and in January 2020, the owners will have an election and vote for the candidates by ballot. Anyone interested can contact a board member or come to meeting. We are in the process of volunteers serving on the Nominating Committee. This committee is designated to handle the election in January.
- Bill Haley will be sending out a flyer to each resident to remind them on the elections at the December meeting. **All residents, please check your mail for**

**this notice from Kentucky Realtors concerning the elections in December.
It is important that you attend the meeting.**

Changes to the Master Deed & bylaws

- There are some proposed changes to the master Deed & bylaws. It was recommended that the by-law committee meet again and review the proposed changes. This committee will set a date to meet to discuss the changes and determine the next steps. If you attended the 1st meeting, we would love to have you at the next meeting. We will make contact to schedule the date and time of the meeting. All that are interested are invited.
- Some of these changes include: **Master Deed Changes**
 - The expense of maintaining and repairing limited common elements
 - Elevator maintenance contracts and repairs
 - Rental units
 - The number of occupants allowed in each unit
 - Pets

By-Laws Changes

- Annual Meeting time/date
- Management of Affairs
- Nominating of committee members
- Notice of regular meetings
- Gender Changes
- Ramona Pitts made a motion to have our *new Annual Meeting date in September 2020*. Julia Johnson seconded the motion. All board members approved. Please note that we will have the voting of board members in January 2020.
- The board agreed that the fine policy will be enforced. Please check the website for specific policies. Bill will continue to send out letters to owners regarding rule violations.

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Response to Petition:

- We will discuss this at the next annual meeting. This will include other possible solutions to address water shut-off valve. The owners can vote at the meeting in December.

Outbuilding (Shed near the Pool)

- One weekend members of the board cleaned and rearrange items in the shed. The items included pool furniture, tools, salt buckets, shovels, hoses, etc.. The board will look at purchasing another shed in the future.

Carport gutters

- Bill stated that the replacement of smashed downspouts on carports will be completed for \$5.00 a foot. Approximately 7 to 8 of the downspouts will be replaced as soon as possible.

Pothole repair:

- The potholes have been repaired.

Screen over the carport for Building 6

- Bill will make sure that the screen/bird screen will be completed as soon as possible.

Upgrades/ property survey

- Members of the board and Bill Haley will do a walk through of the property to see what needs to be repaired, replaced, or fixed including the property foundations, and any other concerns of the Pines property.

Landscaping Bids:

- The board reviewed an estimate from **Loom Landscaping** proposal and Sharon Colvin made a motion to use the Landscaping company beginning November 2019. Carl Buckman seconded the motion. All board members agreed to use Loom Landscaping for the Pines.

Other

- Any homeowner interested in applying for a VA loan for the Pines, please contact Kentucky Realtor concerning the process.
- The Social committee will be meeting to decorate for the holidays. Look for a flyer with more details to follow.

Don't forget! Meeting of Importance!



The Pines

Homeowners Meeting

Tuesday, December 10, 2019

At the Clubhouse

Time: 6:30

