

The Minutes of the February Pines Association Board Meeting  
Tuesday, February 11, 2020

President Julia Johnson called the meeting to order at 6:30

All the Board members were present:

President: Julia Johnson

Vice President: Sharon Colvin

Secretary: Ramona Pitts

Treasurer: Maurice Hardy

Member at Large: Carl Buckman

Property Management: Bill Haley

The Pines Homeowners Association legal counsel, Connie Eyle, was present to explain and interpret our bylaws, particularly in regard to the election of Board members. She explained that since the Annual meeting was adjourned, that the only way we could have another election this year is to have a Special Meeting called by at least one-third of the homeowners. This meeting would be to decide if we want to have a new election. If we do this then the elected officers will not take office until the following year.

More discussion followed about this and other questions/concern about the Bylaws.

We then elected new officers; they are as follows:

President: Julia Johnson

Vice President: Maurice Hardy

Secretary: Carl Buckman

Treasurer: Sharon Colvin

Member at Large: Ramona Pitts

The Financial report was approved

Sharon Colvin will look at getting prices to conduct a standard audit and review of the financials.

Sharon gave the Board a proposal from Plumbing And Sewer Solutions for the Backflow valve. The new proposal calls for putting a metered RPZ, and a new shut off valve on both sides of each building plus a metered RPZ backflow valve for the pool. This would be the best way without a lot of inconvenience to everyone. The total cost is estimated to \$21,600. This seems to be the best solution for everyone, as long as it meets all the requirements from the city, and water company. Thanks to Sharon, who has been working hard on this, and has put in a lot of time for this project. It is good to see that it is finally coming together.

We are looking for a new cleaning company. The last one quit because they thought we were too stringent.

We will have a cleaning company do a "DEEP CLEANING" for Bldgs 1,2, and 3 sometime in March. Once this is done, we hope the cleaning will be smoother and more proficient, each month.

Please help to keep the Buildings and grounds clean from litter, or whatever. If you see something that needs our attention, please put it on our website, or email Bill Haley

The Fire Marshall has inspected the buildings and has giving Bill a "to-do" list. There were no major violations.

Sharon Colvin and Ramona Pitts informed the Board that they, and five other homeowners are planning on suing the Pines Homeowners Association for unspecified reasons. This legal matter may affect your membership fees.

The meeting was adjourned at 8:15