

## Minutes of the July 14, 2020 Pines Board Meeting

The meeting was opened at 6:30 by President Julia Johnson. Present at the meeting were president Julia Johnson; Secretary Carl Buckman; Treasurer Sharon Colvin; Member at Large Ramona Pitts; Property Manager Bill Haley, and Management Trainee Shaun

CPA Brian Cobb from Steudle Spears & Co. was here to go over and explain the audit they conducted last year. They conducted the Highest Level of audits, and found no discrepancies, or errors, or any wrongdoing of any kind. Mr. Cobb gave a full written report which will be distributed to all the members.

Treasurer Sharon Colvin went over the Financials. We are facing a budget shortfall, partly due to people not paying their maintenance fee during the Pandemic and were giving a grace period. Also, due to legal matters the Board rescinded the renters' fee that was initiated 2 years ago.

We will be looking into the contracts with the Elevator companies to make sure they are up to date, and to see if we can combine them, and use one company for all 3 elevators.

We will discuss with all the homeowners at the September Meeting the possibility of another election before the annual meeting, in January.

We are waiting on materials for putting up the screen in the carport for Bldg. 6.

The Board discussed replacing the dryer vents and will be getting quotes. The broken vents will be replaced and depending on cost we may replace all of them so that they look consistent.

We will be getting estimates to replace the privacy fence around the pool.

We will also be getting estimates to replace the gutters and downspouts on the carports.

We are looking into replacing the HVAC in the Clubhouse.

The door to the chemical room at the pool will be replaced.

The water shutoff valves have all been replaced along with the Backflow valves. There are 2 shutoff valves in the front of each building. Ramona asked about whether there were any concerns with the inspection. Bill reported that he wasn't present at the inspection but that the work did pass.

We are still waiting for approval from the FHA due to a backlog.

Shirley O'Toole sent a letter to the Board asking permission to remove the trees in front of building 6 and to have them replaced at her expense. She is concerned about possible root damage to the water lines. Per the Master Deed, such permission must be given in writing before any alteration or removal of any common element such as landscaping. The Board approved her request.

The meeting was adjourned at 8:25