

**The Pines HOA Board**  
**Monthly Board Meeting Minutes**  
Wednesday, January 26, 2022

- **Called to order at 6:43pm**
  - Roll call: Sharon, Rita, Lanette, Julia, Ian, Ramona, Rachel, Suzannah
- **Minutes from prior meeting(s)**
  - Dec 2021 Board meeting minutes: draft sent via email; approved by majority vote; printed and hung on bulletin boards in each bldg.
  - January 2022 owners meeting: draft sent via email; approved by majority vote; Sharon will print and hang
- **Financial report**
  - Aging debt: discussed collections in process and liens to file
- **Committee reports**
  - **Social** (Ramona stepping down as chair): **need new chairperson**; no new meetings or events scheduled yet
  - **Bylaws** revision committee (**Ramona is chair**): Suzannah provided template HOA bylaws to model after; **Sharon typed up existing bylaws and will send out**
  - **Ask your neighbors if they want to volunteer for either committee**
- **Existing business**
  - **Website**: Suzannah sent beta URL for Board to review; **please send any suggestions to Suzannah**; we own website going forward, will just need new hosting company if no longer with Blue Arrow; it is live; notice will be sent out
  - **Next newsletter**: publish end of January; content ideas: Volunteers for committees; new website; new board members; safety concerns; nextdoor app; ask for donations for workout room; ask for clubhouse suggestions
  - **Security cameras**: reschedule walk through; renumber, reposition, look at new camera placement options
  - **Gate at entrance**: not practical since entire complex isn't gated; would also need city permits; cost prohibitive (starting price ~ \$10k)
  - Bldg 6 elevator update
    - All except one owner has paid
    - Otis account final payment: will be paid on current schedule
    - Legal matters: attorney sent response to owner's lawyer
    - Sent email with update on progress to all Bldg 6 residents; no meeting scheduled at this time
  - Suzannah tried contacting elevator company to winterize mechanical rooms: no response from Otis
  - First section of carports: fence needs repair; had inspected; table until April
  - **Process for reporting unusual activity**: look into neighborhood watch options; self-defense and situational awareness classes; confirm whether calls go to LMPD or BPD
- **New business**
  - Otis service contract monthly pricing: **Suzannah will check into it**
  - **Weights for workout room**: Table until next meeting
  - **Clubhouse improvement suggestions**: ask residents for suggestions; Board suggestions include weights, miniblinds
  - **payment plan policy**: table until next meeting
  - Fire Doors inside foyers: **Suzannah to research**

Ian
Julia
Lanette
Rachel
Ramona
Rita
Sharon
Suzannah
___ = ALL

- Monthly Board meeting schedule: change to 7pm on Wed. for February 16 and March 16
- Suzannah holding mediation meeting with two residents over noise complaint
- One CD matured; was cashed out; put funds in reserve account until deciding when to reinvest

- **Adjourned at 7:50pm**

- meeting day/time: on the third Wednesday of the month
- Next one is Feb. 16 at 7pm