

The Pines HOA Board
Monthly Board Meeting Minutes
Wednesday, October 12, 2022

- **Call to order**
 - Roll call: Ramona, Mark, Sharon, Rita, Julie, Lanette
- **Minutes from prior meeting**
 - Final version of Sept. minutes sent via email; approvals sent via email; printed; hung on bulletin boards
- **Financial report**
 - Discussed A/R, overdue accounts, liens to file
- **Committee reports**
 - **Social:**
 - activity challenge update: emails and flyers distributed; ends Oct. 31, 2022
 - **Bylaws** revision committee (Ramona is chair)
 - Discussed proposed updates
- **Existing business**
 - Security cameras: meeting with Interstate Security on Thursday at 11:30 AM to review the cameras and call boxes; AT&T repaired the phone line and it didn't correct the call box issue
 - pool table felt: suggestions were made to recover the felt this year and possibly replace table next year (no motion or vote made. Rachel: can you look into getting quotes for recovering?)
 - Reinvest money from CDs (see email proposal from Brian): was motioned, seconded, and voted to choose the rolling-CD option (6-9-12-18 month expirations) SP: can you get with Brian about this?
 - Vent cleaning: Scheduled for Nov 11-12; notices have been sent out to everyone who signed up
 - Monthly property inspection report:
 - island in front of Bldg 6: maintenance will paint the cones white and add a few more
 - hallways and stairs being steam cleaned: This is being done, one building a month at no cost, and is looking great in the buildings already completed!
 - Replace sofa bed in guest room: decided to replace with 'regular' bed; shopping for replacements (Rita: do you need someone to work with you on this project?)
 - JenCare: scheduled bingo night in Oct; we will need to provide prizes; flyer mentions 5pm, but newsletter mentions 5:30; notify rep
 - Schedule gutter cleaning: will be cleaned in late November
- **New business**
 - Swimming Pool Service Agreement – Suzannah recommended we renew with KPM; (was a motion or vote made?)
 - Pool furniture is still on pool deck; is KPM moving it to storage shed?
 - Monthly property inspection report:

Mark
Julia
Lanette
Rachel
Ramona
Rita
Sharon
Suzannah
___ = ALL

- Exterior lights should all be working; a few smoke detectors have been replaced; will schedule hoses to be brought in at the end of November; have locksmith repair clubhouse lock (SP: we voted yes), three pest control companies will provide quotes for quarterly sprayings; building 4 elevator has been repaired
 - Exterior lighting outside of clubhouse: please price some lighting options similar to what is on corners of bldgs; it is very dark since there are no carport lights nearby
 - Safety and security: recent police reports regarding domestic disturbances; drug activity and loitering in the parking lot: please call both the police and the property manager to report any suspicious activity
 - Interior painting (and clubhouse): used to be on schedule of painting 1 bldg per year (did we table this till next month?)
 - Parking violations: please send note (REACH, email, etc.) not to park in unauthorized places in parking lot; send note to specific owners that have been breaking these rules
 - Budget meeting: have Suzannah send proposed budget and suggest date/time (last week of Oct?)
 - Upcoming meetings and events:
 - Budget meeting: TBD
 - Bingo Social: Wed., Oct. 19
 - ByLaws Committee Meeting: Wed., Oct. 26
 - Backflow valve in pool room: Was it drained? Also needs heat tape applied
 - Water valves require inspection. Notice may have gone to prior property mgmt company? Did we file change of address?
- **Adjourn**
 - Next Board meeting day/time: Wednesday, November 9 at 6pm