

Meeting Minutes of April 13, 2017 – Board Meeting

**Pine Forest Property Owners Association (PFFOA)
Minutes of the Board of Directors Meeting
7:00 p.m. Thursday, April 13, 2017
First National Bank Training Room**

Notice is given at the beginning of the meeting that the subjects to be discussed or considered, or upon which any formal action may be taken are listed below: Items may or may not be taken in the same order as shown in the meeting notice. This meeting will be conducted under "Robert's Rule of Order". All discussion on agenda items will be by and between members of the Board only. Prior to adjournment of the meeting, POA members who wish to speak will each be given a three-minute time limit to present any comments for the Board.

Call to Order – Silas Powell called the meeting to order at 7:05 p.m.

Approve Minutes from the March 9, 2017 meeting. Minutes were approved after review by the Board Members. Motion by Clifton, Second by Brenda. All members voted YES. Motion carried.

Architectural Control Committee Report – Jill Rosales

Jill turned in \$1,500.00 to Brenda for building permits that had been approved.

Jill noted 37 violation letters were sent to various property owners. She also noted there was a seven-day waiting period to allow a response back from the property owners. Waiting period will be April 11 thru April 18th before any action will be taken.

Change to Agenda: At this point, President Silas Powell moved to Item #9 on the meeting's agenda and tendered his resignation as President and as a member of the Board of Directors.

Meeting was turned over to Vice President Drusilla Rogers to continue with the remainder of the meeting.

Treasurers Report – Brenda Winkler

An Income Statement and Balance Sheet were presented covering the time period of March 01, 2017 through March 31, 2017. The Balance Sheet for the period ending March 31, 2017 noted an overall ending balance of \$291,937.53 in the Association Bank Accounts. Motion by Clifton, second by Miley to approve the financial report. Motion carried.

Discussion on Collection process - Brenda reported Goodwin had begun a collection process for delinquent accounts. Goodwin has reported that about 10 members had called. Some are not going to pay until they can get to their property in Unit 6. Some are going to pay. One gentleman has agreed to a payment plan, but he wanted to know if there was any wiggle room on his high amount of late fees. Brenda suggested that perhaps PFPOA could extend the grace period of waiving late fees if an owner paid all dues. (waiving late fees ended 3/31/17.) Brenda commented the grace period may not have been well known as there was no website for several months. Members believed that each case should be taken individually. No action was taken.

Discussion also included the PFPOA website and when it would be back in operation.

Miley noted that Andres Rosales has been able to bring the website back up and put it into operation. His efforts in website technical support issues are appreciated and has allowed for the creation of a new account which allows the website to once again be functional. Andres is in the process of updating all of the previous minutes and agendas for the year 2017. The PFPOA.org website is now available to all property owners, builders and the public.

Questions arose from the audience which involved the approach to splitting Units 7-12 from Unit 6. Several people noted that the CCRs for 7-12 were working well and why did they need to adhere to CCRs related to Unit 6? After discussion between the Board and the audience, Brenda Winkler noted the board could raise the question with the Association's attorney and report back at the next meeting.

Miley announced formation of a CCR committee(s) to review and evaluate the CCRs for Units 7-12 and a separate committee for Unit 6. A tentative meeting date of Tuesday, May 2, 2017 was noted for a work session with volunteers from each area volunteering to review, evaluate and make recommendations for changes to the current CCRs. He will chair these committee (s) to make a determination as to what is needed in upgrading the current CCRs for each area.

Old Business: Drusilla announced the Clean Sweep Program and the reported the dates of April 22, July 15th and October 21st for property owners to take advantage of the program.

Meeting adjourned at 8:00 p.m. Minutes by Miley Akers