



BOARD MEETING MINUTES

**ONLY THE APPROVED BOARD MEETING MINUTES
WILL BE SENT TO THE MEMBERS AND THEN POSTED ONTO THE WEBSITE**

THIS BOARD MEETING WAS RECORDED FOR ACCURACY IN REPORTING MINUTES

Call to Order (:45): President Sharp called the meeting to order at 6:35 p.m.

Members of the Board Present:

Maggie Mae Sharp – *President*
Andy Oppenheim – *Vice President*
Monika Eckmann – *Secretary*
Melanie Kolodziejczyk – *Treasurer*
Lee Iverson – *Board Member*
Linda Sweeney – *Board Member*
Wendy Bentele – *Board Member*

Homeowners present: Jeff Sweeney

President's Opening Remarks (1:53): Thank you all for attending our board meeting tonight.

Approval of the September 21, 2016 Agenda (2:37): Mrs. Kolodziejczyk moved to approve the September 21, 2016 Agenda as presented, seconded by Mrs. Sweeney; unanimously passed.

Approval of the August 21, 2016 Annual Meeting Minutes (3:50): Mr. Iverson moved to approve the August 21, 2016 Annual Meeting Minutes as presented, seconded by Mr. Oppenheim; unanimously passed.

Treasurer's Report (4:15): Mrs. Kolodziejczyk read the Treasurer's Report. There are thirteen homeowners with outstanding assessments, including four who are chronically in arrears. Notices will be sent to members with delinquent assessments on or around the 15th of November, February and May. Mrs. Sweeney moved to approve the Treasurer's Report as presented, seconded by Mr. Oppenheim; unanimously passed. Mr. Iverson moved to accept the Proposed Budget for 2016-2017 (attached) as amended, seconded by Mr. Oppenheim; unanimously passed. Mrs. Kolodziejczyk will provide the Treasurer's Report at a Member's request.

Mrs. Kolodziejczyk will continue to send notices to members with delinquent assessments.

NEW BUSINESS

Selection of Officers and Introduction of New Board Members (59:31): This year, the board decided not to mail ballots per our Election Procedures Policy, 5. (a), since voting this year was uncontested.

Applicants:

Architectural Control Committee: One vacant position was filled by Mark Bentele

Board of Directors: Two vacant positions were filled by Wendy Bentele and Monika Eckmann

Our officers and board members are:

Maggie Mae Sharp – *President (2014-2017)*

Andy Oppenheim – *Vice President (2015-2018)*

Monika Eckmann – *Secretary (2016-2019)*

Melanie Kolodziejczyk – *Treasurer (2015-2018)*

Lee Iverson – *Board Member (2015-2018)*

Linda Sweeney – *Board Member (2015-2017)*

Wendy Bentele – *Board Member (2016-2019)*

Our Architectural Control Committee members are:

Mark Bentele (2016-2018) Jeff Sweeney (2015-2017) Kathy Fagerholm (2015-2017)

Discuss Vehicle Parking (1:03:30): There was a discussion about multiple vehicles parked at some residences in Pine Cone Acres.

Attorney Retainer Fee (1:08:36): Ms. Sharp and Mrs. Eckmann visited attorney Debra Fortenberry on September 13, 2016 to discuss future PCAHA business and the cost to review the proposed revisions to PCAHA governing documents. Mrs. Kolodziejczyk moved to approve an \$885.00 retainer fee, per the legal services fee agreement, for attorney Debra Fortenberry to review PCA's three proposed revisions of PCAHA governing documents, of which will be paid prior to submitting completed proposed revisions of the governing documents to Debra Fortenberry, seconded by Mr. Oppenheim; unanimously passed.

Review Job Descriptions of Board of Directors (1:25:00): The job descriptions of the board of directors will be revised and reposted onto the website.

2017 Board Meeting Dates (1:24:00): The 2017 board meetings will be held at Fire Station One on Teachout Road from 6:30 p.m. – 9:00 p.m. on Wednesday nights. The 2017 board meeting dates will appear on future agendas.

Statement Review (00:00): Discussed in the Treasurer's Report.

State Farm Insurance Payment (Board of Directors) (1:15:50): Mrs. Sweeney moved to approve payment of \$779.00 to State Farm Insurance for Board of Directors coverage, seconded by Mr. Iverson; unanimously passed.

Discuss Petition (1:18:35): Since there are rumors that a petition is circulating within Pine Cone Acres subdivision, the board encourages all members to reach out to the board for honest answers to all questions, and to listen to both sides when considering signing any petition.

OLD BUSINESS

Covenant Advisory Committee (Completed Proposed By-laws) (00:00): Tabled.

OTHER

Board Meeting Schedule for 2016:

October 19 December 7

All meetings are held at Black Forest Fire Station One, 11445 Teachout Road, and begin promptly at 6:30 p.m.
All Homeowners are welcome and encouraged to attend.

ADJOURNMENT

Meeting adjourned at 8:39 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Maggie Mae Sharp
PCAHA Board President