



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 (:13): President Sharp called the meeting to order at 6:37 p.m.

Members of the Board Present:

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

Members of the Board Absent

Andy Oppenheim – *Vice President*

Homeowners present: Jeff Sweeney and Kathy Fagerholm

President’s Opening Remarks (1:52): Thank you all for attending our board meeting tonight.

Approval of the October 19, 2016 Agenda (2:00): Mrs. Kolodziejczyk moved to approve the October 19, 2016 Agenda as presented, seconded by Mrs. Sweeney; unanimously passed.

Approval of the September 21, 2016 Board Meeting Minutes (2:37): Mr. Iverson moved to approve the September 21, 2016 Board Meeting Minutes as presented, seconded by Mrs. Sweeney; unanimously passed.

Treasurer’s Report (3:55): Mrs. Kolodziejczyk read the Treasurer’s Report. Mrs. Kolodziejczyk asked for an amendment to the Proposed Annual Budget which will be attached to the approved September 21, 2016 Board Meeting Minutes. Mr. Iverson moved to approve the September 21, 2016 amendment to the Proposed Annual Budget and Treasurer’s Report as amended, seconded by Mrs. Bentele; 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

Tom Corsentino Remembrance (20:28):

LTC Thomas Anthony Corsentino, US Army Retired (June 12, 1943 – August 24, 2016)



Thomas Anthony Corsentino, age 73, a resident of Pine Cone Acres in Black Forest since 1979, passed away on August 24, 2016. He was a loving husband, father, grandfather, and friend. Tom – Rest in Peace.

2017 Board Meeting Dates (22:40): The 2017 board meeting dates are posted on the website and will be in all future minutes for homeowner’s convenience.

Deep Water Rights Participants (25:30): Mrs. Eckmann has eight original deep water rights recorded documents which were not paid or picked up by the owners. If you know you did not receive your document, please deliver your payment to Mrs. Eckmann. Make your check payable to PCAHA for the \$12 filing fee when you pick up your document.

Attorney Fee (35:25): An agreement was made by phone, between Mrs. Eckmann and Paulette (Ms. Fortenberry’s assistant), when Mrs. Eckmann made the September 13, 2016 appointment for a free consultation. After the appointment Ms. Fortenberry stated she wasn’t made aware of the free consultation. Since Ms. Fortenberry stood by the verbal agreement of the free consultation, we felt it was fair to pay the \$73.75 for the additional fifteen minutes she provided to us.

Payment Plan Agreement Form (38:52): A Payment Plan Agreement Form has been established for homeowners who are delinquent with their annual assessments and will be in the mail next year.

OLD BUSINESS

Covenant Advisory Committee – Proposed Governing Documents Revisions and New Committee Member (1:19:40): A vacancy on the Covenant Advisory Committee has been appointed to Barbara Corsentino by the committee. Mr. Iverson moved to approve the appointment of Barbara Corsentino on to the Covenant Advisory Committee, seconded by Mrs. Kolodziejczyk; unanimously passed.

Mrs. Sweeney moved accept the revisions to the proposed covenant revisions as amended, seconded by Mr. Iverson; unanimously passed. The proposed revisions to the covenants have been re-approved for review and welcome comments of the homeowners when all three documents are approved.

OTHER

Board Meeting Schedule for 2017:

January 18	February 15	March 15	April 19
May 17	June 21	July 19	<i>August 20 – Annual Meeting</i>
September 20	October 18	December 6	

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 8:48 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Maggie Mae Sharp
PCAHA Board President