



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 (1:25): President Sharp called the meeting to order at 6:34 p.m.

Members of the Board Present:

Maggie Mae Sharp – *President*
Andy Oppenheim – *Vice President*
Monika Eckmann – *Secretary*
Lee Iverson – *Board Member*
Wendy Bentele – *Board Member*

Members of the Board Absent

Linda Sweeney – *Board Member*
Melanie Kolodziejczyk – *Treasurer*

President’s Opening Remarks (2:18): Thank you all for attending our board meeting tonight.

Approval of the January 18, 2017 Agenda (2:30): Mr. Oppenheim moved to approve the January 18, 2017 Agenda as amended, seconded by Mr. Iverson; unanimously passed.

Approval of the October 19, 2016 Board Meeting Minutes (4:40): Mr. Oppenheim moved to approve the October 19, 2016 Board Meeting Minutes as presented, seconded by Mrs. Bentele; unanimously passed.

Treasurer’s Report (6:18): Mrs. Eckmann read the Treasurer’s Report. There are 12 homeowners with outstanding assessments. Mr. Oppenheim moved to approve the Treasurer’s Report as presented, seconded by Mr. Iverson; unanimously passed. Mrs. Kolodziejczyk will provide the Treasurer’s Report at a member’s request.

The Treasurer will continue to send notices to members with delinquent assessments. The next scheduled notices will be sent around February 15, 2017.

Mr. Oppenheim moved to transfer the \$1,000.00 (one-thousand dollars) legal fees expenditure from the current budget to the next fiscal year, seconded by Mr. Iverson; unanimously passed.

NEW BUSINESS

New Business:

Letter to homeowners: Tabled

Radon (1:12:00): Radon is a naturally occurring, inert, radioactive, colorless, odorless, and tasteless noble gas derived from naturally occurring uranium deposits in the earth. The Surgeon General's Office has estimated that as many as 20,000 lung cancer deaths are caused each year by radon. A PCA homeowner recently had their home tested for radon and found very high levels which resulted in a recommendation to have a mitigation system installed. If you are concerned, have your home tested. If radon is discovered in your home in high levels, you can use a mitigation system that creates a vacuum under the home which siphons up the radon and diverts it outside the home. A professional should be able to advise what level of radon there is and explain in greater detail the mitigation system and cost associated with their recommendation.

Payment Plan Agreement Form: Tabled

OLD BUSINESS

Covenant Advisory Committee – Proposed Governing Documents Revisions: Tabled

OTHER

Board Meeting Schedule for 2017:

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 8:13 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Maggie Mae Sharp
PCAHA Board President