



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 (:00): President Sharp called the meeting to order at 6:35 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 (ACC)

President’s Opening Remarks (1:35): Thank you all for attending our Board Meeting tonight.

Approval of the June 21, 2017 Agenda (1:40): Mrs. Sweeney moved to approve the June 21, 2017 Agenda as amended, seconded by Mr. Iverson; four yes, one abstention. Passed.

Approval of the May 17, 2017 Board Meeting Minutes (3:40): Mr. Iverson moved to approve the May 17, 2017 Board Meeting Minutes as presented, seconded by Mrs. Sweeney; unanimously passed.

Treasurer’s Report (5:45): Mrs. Kolodziejczyk read the Treasurer’s Report. Mr. Iverson moved to approve the Treasurer’s Report as presented, seconded by Mrs. Bentele; 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.

NEW BUSINESS

Pond (9:55): There has been no activity on the pond since the last Board Meeting.

New Late Payment Statement Schedule (11:15): The late payment statement schedule has been revised for Member’s with delinquent Assessments.

Proxies (34:50): There will be a proxy form available for the 2017 Annual Meeting which will be posted onto the website for Homeowners who need to use it. It can be found under: *Board, Documents, and More – PCAHA Forms – PCAHA Annual Meeting Proxy Form.*

Mrs. Kolodziejczyk moved to approve the 2017 Annual Meeting Proxy Form as presented and post onto the website, seconded by Mr. Iverson; unanimously passed.

OLD BUSINESS

Elections (30:24): Our Annual Meeting will be August 20, 2017 at the Black Forest Fire Department on Teachout Road at Burgess Road, just east of Black Forest Road from 1:00 p.m. to 4:00 p.m. The deadline for Board of Director and Architectural Control Committee candidates to volunteer to serve was June 9th. One Homeowner volunteered to be on the Board and will be on the ballot. Ballots will be mailed before July 20th.

Policies (41:25): The Board worked on the Election Procedures Policy. Mrs. Kolodziejczyk moved to revise and approve the Election Procedures Policy in draft as amended, seconded by Mr. Iverson; unanimously passed.

The Revised and Amended Election Procedures Policy will appear on the website <https://pineconeacres.wordpress.com> as a “draft” for a minimum of 30 (thirty) days as the Board requests comments from Members.

Proposed Governing Documents Proposed Revisions (1:24:06): The Board has completed the proposed revisions to the governing documents. The attorney has requested side-by-side comparisons of both original and proposed revisions to the governing documents before sending them to her for review.

OTHER

Board Meeting Schedule for 2017:

July 19 *August 20 – Annual Meeting* 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 8:28 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Maggie Mae Sharp
PCAHA Board President