

PRHOA Board of Directors

Meeting Minutes 2014-1-20

In attendance at the meeting:

Brenda Desormeaux, President; Garry Cardinal, Vice-President; Lindsey Baker, hostess and Board member; Warren McGill, Treasurer; Cheryl Oliver; Tony Thibodeaux, Board member; Jeffrey Harris, Board member; Patty Perkinson, Board member; Vicki Collins, Board member; Dave Desormeaux, homeowner; Brad Whitefield, homeowner; Jeanine Taylor, homeowner; and Trudy Boskent, resident.

Brenda Desormeaux called the meeting to order at 7:05 p.m. Patty Perkinson volunteered to record the minutes of the meeting since Terri was sick.

1. Minutes

Garry Cardinal read the minutes from the December 16, 2013 meeting. Dates from January and beyond in the preceding minutes were changed to reflect the change in year from 2013 to 2014. Boise and Mallard were included for the two houses mentioned in the earlier minutes. A clarification of the minutes had already been added. Patty Perkinson moved to have the minutes accepted. Motion adopted by unanimous action.

2. Resignation

Donna LeConte has resigned from the Board citing some concerns. Brenda suggested that we discuss those concerns.

a. Board meetings are being held in members' homes. Ms. LeConte stated that there were safety concerns with this practice. Discussion was held regarding the fact that meetings being held in the homes of homeowners had been the practice for the Board's first twenty or so years with the exception of the annual meeting. Garry suggested that this practice may cause some homeowners to feel unwelcome. The issue will be raised at the Strategic Planning Meeting on Saturday, January 25, 2014. The Board will then revisit this issue at its next meeting.

b. Ms. LeConte stated she would prefer to receive notification by letter or e-mail. Garry has been asked to determine if there is any prohibition in communicating via the newsletter or if there is an 'opt-out' clause in the law similar to the email 'opt-out'.

c. Brenda will do an e-mail "blast" asking for nominations to fill the vacated seat. If needed, a flyer will follow.

3. Discussion of new Board position – non-voting Youth Representative

A young man named Jalen has asked to serve as a non-voting youth representative to the Board. His qualifications and interest were discussed by the Board. Vicki Collins motioned to appoint Jalen to the non-voting position on the Board. Patty Perkinson seconded and the motion was unanimously accepted.

4. President's Report

Brenda reported on her activities during the last month.

5. Treasurer's Report

Warren reported the Ending balance as of 12/31/2013 was \$53,793.71, which includes \$33,000 from an escrow account. A CD of \$10,000 expired on 12/31/2013. Current balance of all monies is \$77,000.00. The Finance Committee will have to advise the Board about how to manage the monies from the escrow account and the expired CD. Brenda notified Warren that one of the bills for the attorney is being contested because it was billed for advice given to a non-Board member.

6. Committee Reports:

a. Activities – absent.

b. Covenants and Bylaws -- Work is being done by Brenda and Patty Perkinson. Spreadsheets should soon be available to assist the Board in its work.

c. Maintenance – Jeff reported that three dumpsters will be available for resident use on June 6-7, 2014; and again 10/04-05 2014. He suggested that we make plans now for 2015 so that the dumpsters will be available on scheduled maintenance-project dates. Maintenance-project dates for 2014 are: 04/26-27, 2014 and 10/04-05, 2014.

There was a sewer backup at the corner of Dove Circle. WSSC was called and had a tree removed, presumably at its expense, because roots were causing the sewer backup into the affected homes.

Jeff reported on his efforts with regard to the Reserve Study. Conversation ensued about what exactly we hope to determine by this Study. Dave Desormeaux suggested that we need to be more definitive about what our needs are and Jeff will be back in contact with the three companies being considered for the new Reserve Study.

Jeff further reported on Community Lighting progress.

d. Architectural – Brenda reported that there was an emergency meeting regarding a door on a house in the community. Clarification: the Architectural committee can make a decision on a routine matter; if it is something out of the ordinary, it requires the Board's approval.

There is discordance in the Rules and Regulations and the Bylaws. To address the issue, Resolution 2014-1 has been proposed to read: "That the Architectural Control Committee must respond to a written request within 30 days of receipt. If the Committee fails to reply by written response to the written request within thirty (30) days of receipt, the written request is considered to be approved." A motion was made by Lindsey Baker to accept; Vicki Collins seconded. Motion was approved.

Another proposal was offered, 2014-2 regarding the parking of large vehicles in the parking lot. Discussion was held on this issue. A decision was made to table this issue until the Reserve Study has been completed to determine whether the gross weight requirement is valid or an arbitrary number used in the Bylaws and Declarations. While the Board will not enforce the stipulation at this time, it does not mean that it will not be enforced at a later date after further review.

Mr. Whitefield has volunteered to serve on this committee.

e. Communications – Garry reported that more information is available on the website and additional information will be incorporated as time goes on. A page is available for classified ads. The new newsletter is being compiled and will include information from the Strategic Planning Meeting.

7. Old Business

a. Snow Removal – Brenda indicated that she was not totally satisfied with the snow removal efforts by the new company. However, she was in touch with the company, the company was responsive and remedies were made quickly.

b. Repairs have been made to the retaining wall at 12100 Dove. A concrete estimate was rejected but the remaining repairs will be made in the spring.

c. Violations:

i. 9913 Boise. Things have calmed down but there are still complaints. Mike has been asked to secure the police report. Discussion was held about filing an eviction notice against the owner. Brenda will consult with the attorney about such a filing and report back to the Board.

ii. 12000 Dove. Brenda has been in touch with the property manager for this address regarding the many un-related people living in the home, the problems with vehicles, etc. Property Manager has become more willing to address the Board's concerns with the owner/renter(s).

d. Lawsuit Update. Brenda attended the hearing on 01/17/2014 regarding the lawsuit about the damages incurred by the removal of the POD. A Judge ruled that the individual suits introduced by the owner were dismissed with prejudice. With regard to the suit against the community, the Judge ruled that the case was dismissed without prejudice. The owner has ten (10) days to lodge an appeal. Brenda explained that while she personally has great sympathy for Trudy and her situation, the Board cannot do anything more for her. Many people present, including Brenda, expressed a personal interest in helping Trudy in this matter. Trudy was asked for a list detailing her losses and estimates for replacement values. An effort will be made to assist her in recouping her losses by the Community.

e. Ongoing Maintenance Issue:

i. 9931 Boise. Drainage Issues

ii. 12001 Pheasant Run. Drainage issues

iii. Asphalt in rear common area.

Discussion was held on all three issues. No definitive recommendation was made. All three remain active concerns until the reserve study is completed.

f. Review of Insurance/Bonding of Officers – Brenda will follow through on the advisability of bonding for officers.

g. January 25th Strategy Meeting to be held at Fellowship Hall at Our Savior Lutheran Church. Park in the back. As of right now only about 20 people have RSVP-ed. Refreshments will be served. Brenda, Garry, Vicki and Patty have volunteered to provide food/paper products.

h. Brenda requested \$40 to reproduce the new community map. Lindsey Baker motioned; Vicki Collins seconded; proposal was unanimously passed. Mr. Whitefield asked that he be able to view the community plat map at January 25th meeting.

8. New Business. Jeanine indicated that she had concerns about lack of parking in the community. Brenda stated there were concerns raised in response to the survey about this issue and the parking situation will have to be revisited by the Board.

Cheryl indicated that there is a stream of water on Dove Circle that is hazardous. Discussion ensued with the agreement that snow and freezing temperatures should help determine the problem and the matter will be addressed when there is more knowledge about where the water originates.

9. Forthcoming Meetings. Strategic Planning Meeting, Saturday January 25, 2014, Our Savior Lutheran Church beginning at 10:00 a.m.; Monthly Board Meeting, Monday, February 17, 2014 at Vicki Collins' home beginning at 7:00 p.m.

10. Open Discussion. Garry indicated there is an untagged, gray car abandoned on Pheasant Run before the intersection with Mallard Drive. A suggestion was made to call the county police since this is a county road.

11. Meeting Adjourned. Meeting adjourned by Brenda at 9:10 p.m.