

Annual Meeting

Of the

Pinehurst Highfield Homeowner's Association

Date: January 13, 2022. The meeting was hosted virtually on Zoom and called to order at 6:08pm.

Attendance:

Officiated by Board President Maureen Ryan – 3460 Highfield
Board member Chuck Davis – 3424 Highfield
Board member Mike Sacro – 3443 Pinehurst
Board member Board Treasurer Andy Bodman – 3432 Highfield
Helmut Meisl – 3436 Highfield
Sandy & Greg Hays – 3449 Highfield
Amanda Dwyer (Voting for homes at 3448 Highfield and 3452 Highfield)
Cathy Chambers & Philip Ring – 3440 Highfield
Glen MacKay – 3420 Highfield
Leela Joye – 3451 Pinehurst
Proxy votes for Karen Cooper (not present) – 3453 Highfield
Proxy votes for Patrick & Marilee McKnight (not present) – 3441 Highfield

Minutes from the last Annual Meeting:

Minutes from the Annual Meeting held January 2021 read by Maureen Ryan.
Motion to approve the Minutes made by Andy Bodman, 2nd by Chuck Davis, the motion was approved unanimously.

Financial Report:

Treasurer Andy Bodman provided the financial report year-to-date 2021-22.
Ending balance for all accounts \$6,981.
Special Assessment account: Income \$3,910 - \$2,790 spent = \$1,120 current balance.
Regular budget accounts: Previous balance \$4,406 + Income \$7,137 – spent \$5,682 = \$5,861. The expenditures include an estimated \$975 for snow removal pending invoice.
Motion to approve the financial report made by Chuck Davis, 2nd by Helmut Meisl. The motion was approved unanimously.

HOA Board Election:

Maureen Ryan, Chuck Davis, Mike Sacro and Andy Bodman have agreed to serve another year.
Sarah Drotning is retiring from the Board. Maureen Ryan nominated Ingrid Rees to fill the open position. Motion to approve all five nominees as Board members for 2022-2023 made by Maureen R, 2nd by Chuck D, Approved unanimously.

Budget for 2022-2023:

Andy Bodman read the proposed budget for 2022-2023 (attached). There are a couple small adjustments in line-item amounts to reflect expected spending. The liability insurance has been under budget the last 2 years, and landscaping is expected to increase next year. The Homeowner annual dues suggested for next year are the same as last year: \$155. No special assessment was proposed.

Motion to approve the financial report and 2022-2023 dues made by Chuck D, 2nd by Helmut M. The motion was approved unanimously.

Status Report on HOA Bylaws & CC&R's Update:

Attorney Greg Toulene prepared a draft restatement of the governing documents for our HOA. The Board suggested revisions to that draft and they have been sent back to the attorney. President Maureen R hopes that the second draft may be ready to submit to the general membership. A special vote by the general membership will be required to adopt the new documents and 75% will be required to approve to pass. The Board will need to make an exerted effort to secure votes from all the homeowners. It may be possible to use Survey Monkey or DocuSign to collect them electronically.

Leela J suggested that an executive summary be sent with the new documents highlighting the revisions to simplify the process for homeowners.

Landscaping the Chandler Median:

Our Covenants specify that our HOA is responsible for upkeep of the landscaping in the median on Chandler that adjoins our properties. There is a possibility that the Spyglass HOA or the new buildings on the North side of Chandler may be willing to help but Maureen asked for volunteers to work on the project for our share of the work. It was suggested that Dave Hammond, a resident on Pinehurst, who used to own a landscaping company may have some suggestions on how to proceed. There weren't any volunteers at this meeting.

Proposal to Expand the P-H HOA:

Chuck Davis suggested the Board consider inviting the future owners of the new homes being built on Chandler to join our HOA. It would help maintain the rights to a view from the existing homes in the HOA.

Trail Maintenance Between Pinehurst and Highfield:

Amanda Dwyer suggested that the Board consider scheduling maintenance of the trail between properties on Pinehurst and Highfield. The trail has become slippery as moss is growing across it and the gravel has sunk into the dirt, leaving the storm drain higher than the surface. As a result, rainwater is making the trail muddy and running off into neighboring yards.

Proposal to Re-paint the House Numbers on the Curbs:

Amanda Dwyer suggested that the Board consider re-painting the house numbers on the curbs. The paint has faded to the point where they are not legible.

Meeting Adjourned: The meeting was adjourned at 7:01 PM.

Minutes submitted by Chuck Davis.