

Organizational Meeting

Pinehurst-Highfield Homeowners' Association

Date of Meeting: February 09, 2023

Meeting called to order at 6:20 p.m.

Attendance

Four members of the Board of Directors ("Board") present:

- Maureen Ryan, President
- Andrew Bodman, Treasurer
- Jill Perkins (first meeting as new member)
- Andrew King (first meeting as new member)

Review of Previous Minutes

The minutes from the Board Meeting on January 23, 2023 were reviewed and approved by the two Board members present at the meeting (President Maureen Ryan and Andrew Bodman).

Approved Bylaw Amendments

After a brief discussion, it was determined that a short document containing only the amendments will be sent out to association members instead of a full reprint.

New Board Member

Following the Annual Meeting, Ingrid Rees submitted her resignation as HOA Board Secretary and asked that she be replaced by Nicole Tingvall to continue the representation in Pinehurst. Ingrid Rees's contributions to the board were acknowledged in the meeting. Andrew Bodman made a motion to appoint Nicole Tingvall in place of Ingrid Rees, Jill Perkins seconded; there were no objections.

Appointment of Offices

All members were agreeable to the appointment of the following offices:

- Maureen Ryan to continue as President
- Andrew Bodman to continue as Treasurer
- Nicole Tingvall to act as Secretary
- Jill Perkins to act as Vice President
- Andrew King to act as board member at large

Frequency of Meetings

A schedule for upcoming board meetings for the remainder of the 2023-2024 fiscal year was discussed. A quarterly meeting schedule was agreed upon, with specific dates to be determined in future.

Amended & Restated CC&Rs

The Board established the ad hoc Committee as one of its first priorities. Prior to September 15, 2023, the Committee will report to the Board any requests for clarification or edits supported by a majority of the Committee Members. If the Board approves updates to the Amended & Restated CC&Rs, all Members will have the opportunity to consider them in their vote. In the meantime, voting has been suspended, and any votes already submitted will not be counted.

Andrew Bodman moved to establish an “Ad Hoc Committee on Amended & Restated CC&Rs” and to appoint the following:

- Nathan Dwyer
- Ray Kettman
- Celia or Pat Smith
- Sandy Hayes
- Lee Verbarendse
- Hannah King
- Nicole Tingvall (to act as board liaison)

Nicole Tingvall seconded the motion; there were no objections. President Maureen Ryan will prepare an updated draft of the charge for circulation

Maintenance

There was a discussion of the status of several pending maintenance items as follows:

- Garcia Landscaping to provide a quote for routine landscaping for the upcoming year.
- Kent’s Nursery made a rough design for the median project; they are waiting on the Board’s go-ahead to move further.
- President Maureen Ryan reached out for estimates on repainting reflective house numbers on curbs. Due to lack of interest and cost considerations, the discussion was tabled for the time being.

Rules Committee

Members discussed the potential establishment of a rules committee. Committee to be considered further and charged at a later date.

Upcoming Meeting

The next meeting is tentatively scheduled for March 30, 2023, at Nicole Tingvall’s house at 3447 Pinehurst Ct.