

## **PINEHURST-HIGHFIELD HOA**

### **BOARD OF DIRECTORS MEETING MINUTES**

**November 21, 2023**

**6:15pm at home of Nicole Tingvall 3447 Pinehurst Ct.**

1. Call to Order: 6:25p
2. Roll Call Directors: Maureen, Jill, Andrew K., Andy B., Nicole

#### **Action Items**

3. Approved Minutes from 10/04/23 meeting
4. Scheduled next **Board Meeting for Jan 4, 2024 at 6:15p at Nicole's house**
5. Scheduled **Annual Meeting for Jan 30, 2024 at 7:00p at Maureen's house**
6. Nicole made a motion to approve the Final Draft of the Amended & Restated CC&R, pending legal review. Andrew seconded the motion. All approved.
7. Board approved for Nicole to "accept changes" on the Track Changes version of the CC&R that do not require legal review to save attorneys' fees.
8. Maureen will email Attorney, Greg Thulin, the Board-approved draft CC&R with a memo outlining the substantive changes for legal review.
9. Nicole will email our current Governing Documents to Andrew for uploading to the new website.

#### **Discussion Items**

10. Discussed roll-out process for printing & distributing Final Draft Amended & Restated CC&R
11. Andy reported on the current status of the budget. Current balance in hand is \$5810. Two households have not yet paid their dues (3426 and 3463 Pinehurst), reducing income by \$380. Current income of \$8600 is matched by current expenses of \$6623. \$1150 in additional expenses are anticipated. \$2720 remains unspent in the snow plowing line. If that is fully expended, we will finish the year with only about \$1930 carried forward. With no expenditure on snow removal, we will have around \$4650 in the carry forward.

**12.** Discussed possible Board candidates to fill two vacancies (Andy B and Nicole).

**13.** Reviewed Andrew's proposed HOA website.

**Meeting adjourned at 8:42p**