

2024 Annual Meeting Minutes

Pinehurst-Highfield Homeowners' Association

Date of Meeting: January 30, 2024

Meeting called to order at 7:08 p.m.

Attendance

20 households (14 in-person, 6 proxies). Quorum established.

Approval of 2023 Annual Meeting Minutes

The 2023 Minutes were distributed to every household in advance of meeting. Motion to approve by Andrew Bodman, 2nd by Helmut Meisl. All approved unanimously.

President's Report

Maureen Ryan reported that the Amended & Restated CC&R is in the last round of revisions and should be ready for distribution/voting after the next Board meeting. She suggested surveying members regarding future priorities for the budget, particularly with respect to snow-plowing. Bryan Perkins suggested asking Spyglass and Bay Crest HOAs about their landscape and snow-plowing contractors as it would be cost-effective to use service providers already working nearby.

At Large Director's Report

Andrew King presented the new HOA website: www.PinehurstHighfield.com. Phase I is live. Phase II will include more community info and social engagement opportunities.

Financial Report

Andrew Bodman, Treasurer, presented the financial report year-to-date 2023-24 and the proposed budget for 2024-2025. Motion to approve the budget by Helmut Meisl, 2nd by Andrew Bodman. All approved. Annual dues increased from \$190 to \$205. Amanda Dwyer and Leela Joye requested that the Board obtain an estimate to study drainage system on the trail and get bids for improving and ongoing maintenance.

HOA Board Election

Nicole Tingvall has stepped down from the Board. The Board presented the following slate of nominees:

- Maureen Ryan (Highfield) – 1 year remaining of term
- Andrew Bodman (Highfield) – 1 year remaining of term
- Andrew King (Pinehurst) – 2-year term
- Jill Perkins (Pinehurst) – 2-year term
- Stephanie Fraser (Pinehurst) – 2-year term

Maureen Ryan called for nominations from the floor. None were made. Motion to approve slate was made by Hannah King. 2nd by Marina Polichronakis. Slate was approved unanimously.

Meeting Adjourned at 8:35 p.m.