

PCA BoD Meeting Minutes
January 21, 2021 9:00 AM
Frank M. Smith & Associates (FMS), 4756 Buck Springs Rd

Attendees Via Zoom Teleconference: Gloria Mundy – President, Marjorie Sherman - Secretary/UD #5, Don Sebring – UD #1/IRC, Ray Crawley – Vice President/UD #4

Frank M. Smith & Associates: Chad Masters

Owners/Guests: Bob Stratman, Jane Craig

Call to Order and Verification of Quorum: The meeting was called to order by Gloria Mundy presiding President, at 9:01 AM. A Quorum was present.

BoD Minutes: Ray made a motion to approve the minutes from the October 22, 2020 BoD Meeting. The motion was seconded by Don and passed unanimously.

President's Report: Chad will set up a Zoom meeting in February to show the Board the new TOPS software system being used at Frank M Smith. Lonna Bradley from Unit 3 has expressed interest in filling the Board vacancy. Marj made a motion to appoint Lonna to the Board, servicing as the new Unit 3 director. The motion was seconded by Ray and passed unanimously. Gloria will let Lonna know the Board's decision. As of today 439 homeowners have paid their 20-21 dues.

Treasurer's Report: Chad presented the Treasurer's Report to the Board. As of January 18th, there is \$30,586.61 in the checking account. The money market account has \$109,851.24. The CD is at \$25,481.94. The money market checking account has \$100.00. Our CD will mature on February 7, 2021 and our total assets are \$166,019.79. Don made a motion to move the money from the CD to the money market account until CD rates improve. The motion was seconded by Marj and passed unanimously. All categories are on-track to be either on or under budget. Marj made a motion to approve the Treasurer's Report. The motion was seconded by Ray and was approved unanimously.

Property Transfers: There have been 54 closings in 2020 with 2 currently in the process of closing.

Permit Request Review: There currently is 1 open permit request. Don, John, and Gloria will go check on the outstanding permit requests.

Member Complaints: There are currently no complaints, but there was a report of a fence blown over.

IRC/Violations: An owner had brought up an RV. Gloria stated owners are allowed to stay in an RV for up to two weeks without Board approval.

Current Delinquencies: Some of the outstanding dues from 2021 have been collected. It's currently too early to tell how many owners will be late in 2021.

Unit Directors: Don noted things are quiet due to most owners being gone for the winter.

50th Anniversary Committee: Jane and Bob are working on a simplified evacuation map and refrigerator magnets. The web-based storage site for the 50th Anniversary material is now available to the Committee members and Board. They have each been provided with a login and password. The 2nd installment of our 3 part historical review for the April 1st newsletter, is expected to be from 1996 to at least 2011, but could include more depending on historic material. Jane has received kudos from some owners regarding the first installment in the last newsletter. Jane reported that she is working on obtaining prices for the emergency evacuation items and the magnets.

Firewise: Pinetop Fire District is currently scheduled to hold an event for July 24th at Blue Ridge Junior High. Bob asked if PCA wants to have a table. PCA will most likely have a table if the event occurs. National Fire Preparedness Day is scheduled for May 1, 2021 at Billy Creek. Jim Morgan has noted the forest is very dry, and owners need to be diligent

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with the lot cleanings. Chad will send reminder emails to owners which have trees to be removed. Pete Stock will be added to the PCA vendor list for tree removal. The Board encourages homeowners to remove dead trees and have their lots cleaned prior to May 31, 2021. PCA will be enforcing lot cleanings for 2021.

Committee Reports: Gloria inquired how the Business cards are coming along. Gloria will check with John to get an update. Board and Chad Master will use to distribute to new home owners along with copy of CCR's and when having a discussion with a homeowner.

New Business: Gloria presented the "Quiet Hour Rule" provided by our PCA Attorney, Wendy Ehrlich, then asked if there was any discussion. Following discussion Marj made a motion to adopt the Quiet Hour Rule. The motion was seconded by Don and approved unanimously. This will be Revision D to the Rules, Enforcement Policy under Single Family Dwelling as 1.2A and will be in effect as of this date January 21, 2021.

Old Business: Wendy informed the Board they are allowed to provide gift cards for past Board members and can hold prize drawings for members at annual meetings.

Wendy also provided us with the Justice Court Ruling which will allow PCA to enforce the rule disallowing RV storage.

The member directory on the website needs to be updated. Chad will send a current member list to the web host. Chad will send an editable copy of the 2017 Rules & Regulations to Gloria.

Event Calendar: Chad will update the Event Calendar per Board discussion.

Owners' Open Forum: None

Next Meeting: April 15, 2021 at 9:00 am.

Adjourn: A motion was made by Don and second by Ray to adjourn. The meeting was adjourned at 10:52 am.

Approved: Marj Sherman

Marj Sherman,
Secretary