

PCA BoD Meeting Minutes
April 15, 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, Mark Sweeney

Owners/Guests: None

Call to Order and Verification of Quorum: The meeting was called to order by Gloria Mundy presiding President, at 9:06 AM. A Quorum was present.

BoD Minutes: Marj made a motion to approve the minutes from the March 18, 2021 BoD Meeting. The motion was seconded by Don and passed unanimously.

President's Report: Gloria provided the Board with an update from Jane Craig. Jane noted that the last of the pens had arrived and she would be checking quality and count over the weekend. It was noted that the glovebox information card would need to be put on hold. This was because the Fire Department was still working with local agencies to publish an evacuation route.

Marj made a motion to hold the project until there was more information to provide the homeowners. The motion was seconded by Ray and carried unanimously.

Treasurer's Report: Chad noted that there was \$34,852.39 in the operating checking, \$100 in reserve checking and \$135,333.18 in the reserve money market. This brought the total assets of the HOA to \$170,285.57. The Board was notified that some bills had yet to be paid due to the transition to TOPS, but would be paid soon. All Budgeted categories are on track. A motion was made by Marj to approve the Treasurer's Report. The motion was seconded by Don and carried unanimously.

Management Report: Chad reported that there have been approximately 8 closings since the TOPS transition began. Currently there is only one outstanding architectural permit. At the moment there are currently no outstanding complaints. Chad and Mark will be conducting lot cleaning inspections at the beginning of June.

Current Delinquencies: Chad informed the Board there are currently about 10% of owners who still owe dues, and owners are being contacted to get the outstanding dues collected.

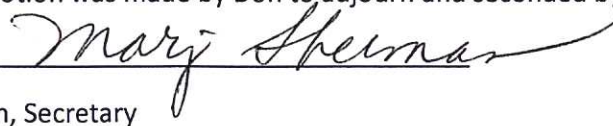
New/Old Business: Don noted that he had received a request for a "Tuff Shed Garage" in Unit's 1 & 2. He asked if there were setbacks homeowners with these requests needed to follow. Chad noted that previous requests from homeowners were directed to the County to ensure they were within their regulations.

Gloria noted she received the revised Rules & Regulations from Wendy. She informed the Board that there were very few changes that needed to be made. She stated there is no need for revision history after the index. Wendy also recommended that the title of the document be "Pinetop Community Association Rules & Policies" effective TBA 2021. After discussion it was decided the Board would focus on this later this year once Gloria and Marj had a chance to look over the document.

Owners' Open Forum: None

Next Meeting: May 19, 2021 at 9:00 AM.

Adjourn: A motion was made by Don to adjourn and seconded by Ray. The meeting was adjourned at 9:57 am.

Approved: 
Marj Sherman, Secretary