

PCA BoD Meeting Minutes  
June 17, 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, Ray Crawley – Vice President/UD #4, Don Sebring – UD #1/IRC, John Kenyon - Treasurer.

**Frank M. Smith & Associates:** Mark Sweeney.

**Owners/Guests:** None.

**Call to Order and Verification of Quorum:** The meeting was called to order by Gloria Mundy presiding President, at 9:00 AM. A Quorum was present.

**BoD Minutes:** John made a motion to approve the minutes from the May 27, 2021 BoD Meeting. The motion was seconded by Don and passed unanimously.

**President's Report:** Gloria let the Board know that Dottie Kaiser had recently fallen and broken her hip. She sent flowers and a get well card from the Board.

Gloria reported that she had received a letter of resignation from William Thomack. Due to his work schedule since the beginning of the pandemic he has not been able to participate as much as he would like. Gloria & Don would be meeting with a potential replacement in the coming weeks.

The Board discussed an architectural request submitted by Jane Craig to paint her home in the same color that it is now. After discussion a motion was made by Don to approve the architectural request. The motion was seconded by Don and carried unanimously.

The Board discussed where the messages from Answer 1 were going. After discussion they decided to have all the messages forwarded to Mark Sweeney , Gloria Mundy, Don Sebring and Archive@pca-az.org.

The Board discussed the potential of changing some of the Unit Director positions due to Ray not having internet. After discussion a motion was made by Marj to make Lonna the director of Unit #3 and John Kenyon to director of Unit #2 & 22. The motion was seconded by Ray and carried unanimously. Ray's email would be changed to Donald.sebring@gmail.com.

**Treasurer's Report:** Mark reported that there was \$34,902.01 in the operating checking, \$100 in reserve checking and \$135,776.57 in the reserve money market. This brought the total assets of the HOA to \$170,778.58. All budgeted categories are on track. It was noted that the check register report now shows detail as to what categories the checks were dispersed to. Account #6590 needs to be changed from Discretionary Expense to Pinetop Fire District with a budget of \$500. . The \$629.66 in this account was the amount spent on pens to be given out at Annual Meeting, Firewise Community Block Party and the welcome committee to give to new home owners. This amount of \$629.66 will be charged to Annual Meeting, Firewise Event and a new account for Misc/Promotions. After discussion Mark let the Board know he would look into adjusting the names of some of the budgeted categories on the income statement.

**Management Report:** Mark reported the Board has \$406.06 in prepaid dues. He went on to say that he had sent out additional notices to the owners on the aged balance report and would be following up to ensure the dues were paid.

There have been 7 property transfers for the month of May and 1 transfer since the beginning of June. Mark noted that he was seeing a decrease in in transfers due the shortage of property on the market.

There are 3 violations that are not of the CC&R Compliance Report. Mark noted he had only run the report for Lot cleaning violations and he would ensure to have all violations selected on the next report. There are 73 lot clean violations on the current report. Mark noted the Chad and he would be doing an additional drive to see which lots had been cleaned since their last drive.

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Don had received a text from a homeowner recently in regard to trailers parked in the PCA. The text threatened to move additional trailers to their property and to discontinue paying dues if the issue was not resolved. Gloria had also received a complaint about a fence that was being erected. Mark asked Gloria to forward the complaint on to him so he could let the homeowner know that it had been approved by the architectural committee. Gloria had also received a complaint about there being no notification about a bear sighting that was reported to FSA. The Fish & Games will be contracted for number to be called to report bears and an email blast will be sent out when a call is received by our clerk number 928-369-2410.

Gloria asked that the event calendar be changed to reflect that meetings are now being held at Frank M. Smith & Associates instead of via ZOOM.

**New Business:** A motion was made by Ray to accept the new management agreement proposed by FSA, removing mention of the Caliber Software and adding Tops.. The motion was seconded by John and carried unanimously.

After the Board reviewed the revised Rules & Policies document, Don requested a specific fine be placed for inhabiting trailers on empty lots. After discussion the Board decided to go to Wendy on the issue to get the fine added to the document.

Don had several questions for the attorney which he submitted to her via email. She responded to those questions and the Board discussed her answers.

**Old Business:** The Board discussed the updated time for the Firewise event. It is to be held from 9:30 AM to 3:30 PM at the Blue Ridge Elementary School. Gloria reminded the unit directors that they would need to select homeowners for this year's Firewise awards.

Gloria asked that the Board members that go out to collect door prizes for the Firewise event to ask vendors to match the amount the HOA is spending on gift cards. This would help increase the amount of door prizes the PCA would be able to provide the event.

Marj has everything she needs to do the newsletter, except a picture of the Board Members. She asked that the present Board members let her get a picture of them to add to the newsletter.

Gloria had spoken with Rodney Deming at Ponderosa Water about speaking at the annual meeting and he had agreed. She was also trying to contact Fire Chief Jim Morgan, but he is out on a forest fire and unable to take calls. A suggestion was also made to speak with the Forest Service and Fish & Game about bears in the area. Don would reach out to see if anyone was available to speak.

Gloria had spoken with a representative at Hon-dah Casino about the possibility of providing a Coffee & Tea Station and a Large Fruit Platter. After discussion the Board decided to provide the Coffee & Tea Station and a Large Fruit Platter at the annual meeting. Gloria noted that they had not lost their \$400 deposit from 2020.

The Welcome Committee stated they have not found too many new homeowners at home. Best to wait until around 4<sup>th</sup>. Delete Caliber login from Website.

**Next Meeting:** July 15, 2021 at 9:00 AM.

**Adjourn:** The meeting was adjourned at 10:47 AM.

Approved: Marj Sherman

Marj Sherman, Secretary