

PCA BoD Meeting Minutes
September 16, 2021 1:00 PM
Frank M. Smith & Associates (FMS), 4756 Buck Springs Rd

Attendees: Gloria Mundy – President, Ray Crawley – Vice President/UD #2-22, Don Sebring – IRC, John Kenyon – UD #3-Treasurer, Shelly Tronco – UD #1, Diane Moon – UD #4.

Frank M. Smith & Associates: Mark Sweeney.

Owners/Guests: Bob Stratman via zoom.

Call to Order and Verification of Quorum: The meeting was called to order by Gloria Mundy presiding President, at 2:15 PM. A Quorum was present.

BoD Minutes: John made a motion to approve the minutes from the August 7, 2021, BoD Meeting. The motion was seconded by Ray and passed unanimously.

President's Report: Rogelio has completed lot cleaning in the association. Gloria provided the invoices to be paid by Frank M. Smith. The Board discussed a review done last year of all the dead trees in the association. They will go out to see if there are any additions or subtractions to the list. Gloria and John will be meeting with Mark and Jim to apply for recertification of their Firewise status.

Treasurer's Report: Mark reported that there is currently \$34,074.72 in operating checking, \$100.00 in the reserve checking, and \$135,776.57 in the Business Money Market acct. The current assets of the association are \$169,951.29. Mark noted there were still association dues that had not been paid. He will be contacting Wendy so liens can be placed on the properties.

Management Report: There are several owners who have prepaid their 2022 annual dues. Mark will not be sending them invoices at the beginning of the year.

The list of property resale's within the community was reviewed and Mark's report showed many of them recently closed, and all transfer checks had been deposited.

The Board discussed violations that are currently open. After discussion the Board decided to hold a hearing with 2 homeowners on Thursday, October 7, 2021, to decide if a fine would be assessed.

The Board discussed several emails that had been sent to Gloria, Marj, and Mark just earlier today. After discussion, a motion was made by Don to require that if a homeowner wanted the Board to consider addressing items at a meeting, they must first be submitted to the Board in writing at least 7 days prior to that meeting. The motion was seconded by Ray, and carried unanimously.

The Board discussed posting their event calendar on the website. Since this is a tool used only by the board it was decided not to post their calendar on the website.

New Business: Gloria reported that she had put down a deposit at Hon-Dah Casino for the Annual Meeting in 2022. She let the Board know that there was a possibility that the room the association gets next year may be smaller. She noted that if it did not meet the needs of the meeting she had also spoken with a church that would be available to host the association.

The Board discussed what would go into the newsletter and when it would need to be out by. The final 50th Anniversary time-line will not be included in the Dec. newsletter. The additional pages needed to complete the 50th Anniversary Time Line was 3 pages front and back and after discussion it was decided based on the number of items to go out in the December newsletter that the final 50th Anniversary timeline be sent out electronically. Shelly made a motion to distribute the final 50th Anniversary timeline electronically in 2021. The motion was seconded by Diane and carried unanimously.

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A notice will be included in the December newsletter, also, an email blast to all homeowners and note to check our website www.pca-az.org, or to log in to tops to review the final 50th Anniversary time-line.

The Board discussed an offer from our Web Host Angela to create a new format for the newsletters. After discussion a motion was made by Don to have Angela design a template for future newsletters and at a cost of \$50. The motion was seconded by Ray and carried unanimously.

The Board reviewed the proposed budget for the coming fiscal year. With a few small adjustments a motion was made by Shelly to approve the budget for the following fiscal year. The motion was seconded by Ray and carried unanimously.

Mary Doane requested a list of homeowners that attended the annual meeting. She would like to form a committee to review rental concerns in our community. After much discussion we agreed to give her the names of 2 ladies that had expressed their concerns a number of times during the meeting.

Old Business: The Board met with legal council to discuss and review proposed changes to the Rules & Regulations. The name has been changed from Rules & Regulations to Rules & Policies. After discussion a motion was made by John to approve the proposed changes to the Rules & Policies. The motion was seconded by Ray and carried unanimously.

The approved Rules & Policies will be mailed to each homeowner also, our website will be updated under Homeowner Info with the heading Governing Documents. Rules and policies will also, be added to Tops.

The welcome committee reported that each unit director is working on meeting new homeowners and will give them Firewise information.

Next Meeting: The next regular BoD Meeting will be held on March 17, 2022.

Adjourn: The meeting was adjourned at 3:50 PM.

Approved: _____

Gloria Mundy,
Acting Secretary