

**PLE HOA BOARD MEETING MINUTES
MONDAY, MARCH 14, 2022
7:00PM CLUBHOUSE BALLROOM**

The meeting was called to order at 7:00PM by President Loubier. The Pledge of Allegiance was recited and there was a call for any new members – 2 new members and a first-time member attendee. Reminder to silence phones and hold all comments & questions to end of the meeting. Board members present: President Dick Loubier, Vice President Matt Heier, Treasurer Wendy Saniti, Secretary Cindy Ahrens, and ARC Director Bob Godek; along with 37 members present.

SECRETARY REPORT Following meeting minutes were read by Ahrens: February 14, 2022 and February 20, 2022. Motion to approve both minutes was made by Loubier/Heier, and was passed by Board.

TREASURER REPORT Saniti reported that Financial Report for February 28, 2022, has been posted on the official bulletin board.

Beginning Balance:	\$139,351.59
Total Checks & Payments:	1,725.50
Total Cleared Transactions:	5,628.44
Register Balance as of 2/28/2022:	\$144,980.03

Motion to accept Treasurer Report made by Loubier/Godek, and was passed by Board.

LIAISON REPORT Loubier reviewed some of the items from the February Liaison meeting, and noted some of the items on the March 16, 2022, Liaison meeting agenda (report will be made at the April 11 meeting). Pool just recently re-opened, SPA has been delayed, Food Truck will be at the Pub on Monday, March 28, 4-6:00PM since the Pub is closed on Mondays – may continue depending upon the resident response.

ARC DIRECTOR REPORT Godek reported that there have been 3 requests since the last report – all three were approved. He does keep a running list of all ARC requests. Reminder that all contractor yard signs should be removed upon completion of the project.

UNFINISHED BUSINESS

1. Status of ELS French Expansion – Zoning – Matt Heier
Heier reported that the zoning change has not been approved as yet. Hearing Examiner recommends approval; final approval or denial will take place at the Commissioners Hearing (date will be announced). Many residents filled the HEX Hearing at the Government Building with several people addressing issues; however, many of the issues did not pertain to the zoning request so they could not be considered. Now awaiting notice of the Commissioner Hearing for the zoning change, those who addressed the HEX hearing will be allowed 3 minutes to address the Commissioners.
2. Update From Attorney Grady re Roads – Matt Heier
Heier read plat info Phase III of Pine Lakes, that the Estates roads have been dedicated to Estates. This requires maintenance (which is covered in the current/renewed agreement between PLE HOA & ELS/MHC). Heier has agreed to give his 3 minutes to attorney Grady at the Commissioner Hearing to comment that Circle Pine from the Pine Lakes Blvd intersection to the entrance to Eagle Trace has been dedicated to Estates, which was brought up by 2 speakers at the HEX hearing, but has never been addressed. PLE HOA has an interest in the proposed two additional access points along Circle Pine.
3. Pine Lakes/ELS Community Manager Update – Dick Loubier
Loubier has met the new manager, Jason Myers. He has community management experience, and is currently in a training program. Loubier will invite him to attend the 2023 annual meeting February 13, 2023.

NEW BUSINESS

1. Lew Ackley Recognition – Dick Loubier
Loubier asked Lew to stand, he has received a card & gift card to acknowledge his many years as head of the nominating/election every year for the PLE HOA. Thanks to Lew from all members and the Boards.
2. PLE HOA Committee Appointment – Dick Loubier
At the annual meeting on February 14, 2022, background on the PLCC photo album, done every 5 years, rotating

leadership between the two HOAs. For the 2023 edition, it is the PLE HOA turn to coordinate all the work that is involved. Asking for a show of hands from the attendees if they would like to see the photo album program continue, a majority would like to see the program continue. Volunteers were asked to sign up after the meeting, and there are 10 volunteers in addition to background from Wayne Cox who worked on the 2018 album (Wayne can assist as a resource, but will not work on the 2023 album). A committee was established with all the volunteers, Director Godek will take the lead to schedule an initial meeting of the volunteers to establish Chair and other positions based on the basic material from LifeTouch. Thanks to the volunteers!

3. Reimbursement Issues re: Pool – Loubier

Loubier & Godek had attended a joint meeting with HOAll, and had requested information from current PLE HOA attorney Colby. Loubier read the response which follows:

On the issue of paying assessments / refunding assessments for common facilities that are closed or not used by the Members, I have not seen this successfully argued. There is case law in which Owners argued they were excused from paying assessments for the Association failure to adequately maintain a common area. I have seen similar arguments made when pools were closed for COVID-19. However, because assessments reflect the actual cost of keeping the facilities open and maintained, an Owner is still obligated to pay assessments for these facilities; the "refund" would only come into play if the actual expenses during that time were reduced. For example, suppose a vendor contract to clean pools was suspended during COVID-19, and as a result the Association did not incur budgeted expenses for pool cleaning for a few months. In that case, at the end of the budget year, the Association's expected costs would be less than what was budgeted for; as a result, there may be a credit going into the following fiscal year. A refund would not be issued to the Members, but would instead be reflected by the fact that the increase in assessments is offset by the surplus left over by the reduced expenditures.

With that being said, if the fees charged are entry fees and do not represent costs for maintenance, etc., that might be a different analysis. Are these charged by ELS? Can you send me an example of an invoice you receive from them for the pool?

This response has been shared with HOAll.

ISSUES/QUESTIONS FROM MEMBERS

Many issues were addressed during this session. Following are a few of the topics.

Security: Is security hired by ELS to patrol the community streets at night? NO

With the recent thefts in area and message from the Sheriff's Office – if you see anything unusual, please report it.

Gate staff may need a reminder to keep the gate closed, be consistent with assuring window sticker for entry. Request for tighter security at the gate.

Maintenance: Clubhouse floors – ballroom really needs to be cleaned and polished, carpet in all side rooms need a deep cleaning or to be replaced. Vacant homes within community – any way to require maintenance to be standard on all the properties? Can required maintenance be covered in the PLE HOA documents?

Pool: Recently re-opened after 2 months, however—The drinking fountain and ice maker do not work. Pool Heater is not heating the pool water. Status of new pool furniture—this has been promised for long, any way to ask to see the receipt of payment for the furniture?

Manager: New manager will cover both communities as has been done in the past.

ADJOURNMENT: Motion by Loubier/Heier to adjourn the meeting at 8:05PM.

Cindy Ahrens, Secretary

Next Board meeting: Monday, April 11, 2022, 7:00PM in Clubhouse Ballroom. No regular Board meetings are scheduled from May through September; however, there are 3 fulltime Board members in case of emergencies over the summer. Board meetings scheduled for balance of 2022: October 10, November 14, and December 12 – all in Clubhouse Ballroom at 7:00PM.