

**PINE LAKES ESTATES HOMEOWNER'S ASSOCIATION
SPECIAL BOARD MEETING MINUTES
SUNDAY, JUNE 11, 2023 – 1:00pm in Clubhouse Livingroom
Minutes approved by Board 10/9/2023**

President Dick Loubier called the meeting to order at 1:00 PM. Board members present: President Dick Loubier, Vice President Matt Heier (via phone), Treasurer Wendy Saniti, Director/ARC Bob Godek, and Secretary Cindy Ahrens. There were 10 members present for the meeting.

TOPIC FOR THIS MEETING WAS MEMBERSHIP FEES

Background of the issue by Treasurer Wendy Saniti

Invoices sent to members for the January 2023 payment were incorrect. All the invoices noted the maintenance amount and the \$40 member dues; however, the total amount on the invoice was the amount due to ELS. The HOA dues of \$40 was not added to the total amount due. The Board sent out a revised invoice to all members for the \$40 dues for the first half of 2023, about 60 members have not paid the \$40 at this time.

After the January 2023 issue of the dues not being credited to the Homeowners Association, Wendy began looking at past invoices and discovered for January and July 2022 invoices, the Association again did not receive any membership funds (total of \$80 for the year). The 2021 and 2020 invoices were correct and no problem.

The bi-annual invoices for maintenance and membership dues are prepared by ELS staff and copies are sent to the Treasurer and the President to review before they are mailed. The Treasurer and President receive figures for the bulk amount and a breakdown of the number of properties/and the fee rate; based upon the errors on the 2022 and 2023 invoices, the Treasurer will closely review and confirm the dollar amounts in the future.

Treasurer Saniti, Vice President Heier, and Secretary Ahrens met with Julie Flake about the problem and possible resolution; Julie checked with ELS management and offered for ELS staff to prepare new invoices for 2022 to be sent to all members for \$80 membership dues for 2022.

At this time, the Treasurer offers three options of action:

- 1) Take legal action with ELS/MHC for the \$21,040; the HOA Agreement with ELS does state that any dispute requires Arbitration to be the route taken, each party to pay their own expenses.
- 2) A letter of explanation to be prepared by the Board, and an invoice for \$80 for the 2022 membership dues and include the \$40 for January 2023 to those not paid, to be prepared and mailed by ELS.
- 3) Disregard the lost dues for 2022, move forward, no legal, no 2022 invoices sent. However, the Board will re-invoice those not paid for the January \$40 dues and will ask ELS to prepare the mailing.

Comments from Board Members

Bob Godek: question of how are the billings sent to Treasurer – usually the total amount from all Estate properties; he supports Option 2.

Matt Heier: no sense to sue ELS, they don't have the HOA funds; if Option 3 is selected he feels membership will not be happy; he supports Option 2.

Cindy Ahrens: does not support the \$80 invoice for 2022 lost dues; many members have been unhappy receiving the invoice for the January \$40.

Comments from Membership Present

There have been so many property sales since 2022, it would not be fair to bill for the \$80 for 2022.

OK with just billing (and paying) the \$40 for January 2023.

Appreciated the information, now know that the \$40 was not taken by ELS as additional funds, was an error in the process, but the missing funds were to support the HOA.

Wendy reviewed the January 2023 issue from members, she has done the math for those invoices, no problems with 2021 and 2020

Chuck Orvik appreciated the conversation he had with Wendy about the issue and now understands.

This issue was the fault of ELS and some to HOA.

Board Decision [Roll Call Vote]

Motion by Ahrens for each Board member vote on Option, Second by Saniti.

Matt Heier votes for Option 2, invoice for the \$80 for 2022, minus the new owners.

Bob Godek votes for Option 2 for the \$80 2022 and the remaining \$40 for 2023.

Cindy Ahrens votes for Option 3 to bring the community together.

Wendy Saniti votes for Option 3 to eliminate the work involved with not billing new members.

Dick Loubier votes for Option 3 to speed the process and be fair for all.

With the majority Board voting in favor of Option 3, that is now approved

Meeting was adjourned at 1:40PM with thanks to all those attending.