

## **PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION BOARD MEETING MINUTES FOR OCTOBER 9, 2023**

The meeting was called to order by President Loubier at 7:00PM in the Ballroom. Board members present: Dick Loubier, Matt Heier, Wendy Saniti, Bob Godek, and Cindy Ahrens; there were 28 members present including 4 new members. Loubier did announce that members are encouraged to consider running for the Board at the February 12, 2024 Annual Member Meeting.

### Secretary Report – Cindy Ahrens

Ahrens read the minutes of April 10, 2023 Board meeting; motion to approve Saniti/Heier; approved and posted on the Pine Lakes web.

Ahrens read the minutes of June 11, 2023 SPECIAL Board meeting; motion to approve Heier/Saniti; approved and posted on the Pine Lakes web.

### Treasurer Report – Wendy Saniti

Saniti reviewed the current financial report (posted on the official bulletin board). There are 4 properties unpaid January 2023 maintenance; there are plans for collecting. For the \$40 for the January dues not billed in invoices, \$9,640 has been received; Treasurer will review the list and reminders will be sent. Motion to approve by Heier/Godek; approved.

### ARC Report – Bob Godek

Godek reviewed the 11 requests submitted from April 19-August 7, 2023; all requests were approved.

### Unfinished Business

#### 1) Consent to Email for HOA Use Update

Ahrens reviewed the plans for use of ONE email address for each property submitted that will be used only by the HOA to send out information pertaining to PLE HOA business (e.g. meeting minutes, meeting reminders, notices). The form to complete to be added will be available at every Board meeting. This project has been set up by the Webmaster, a draft sample has been successful, and this project will be resumed soon.

#### 2) Document Amendments for Declaration, Bylaws and Articles of Incorporation Status

Ahrens reported that initial work was completed by Saniti & Ahrens in June; however, only limited work was done on the project over the summer. Work on this project will begin this month, will need to be approved by the Board by December to meet the required mailing date for the annual meeting packet in January 2024.

### New Business

- 1) Loubier reminded all of the February 12, 2024 Annual Member Meeting and the election for Board members. All candidates for the Board will have a deadline to submit their nomination to run; no nominations from the floor will be accepted in February 2024. Contact DeDe LaBelle if interested in running for the Board (603.534.5599).

### Issues/Questions from Members – Dick Loubier

- Concerns about the ponds being filthy. Loubier reported that the previous vendor has been fired; searching for new contractor to renew the clean-up.
- Loubier reviewed the September Liaison meeting minutes (once approved, the minutes are posted on the web page).
- Safety issue in homes: check on your breaker to make sure it works, shuts off and resets. If shut off and doesn't re-set, the cost is about \$500 from LCEC. A problem with possible fire.

- Bocce courts need much work: replace sunshade, concrete pads are pushing up & are uneven, bushes need to be trimmed, court needs to be remodeled.
- Front entry pond fountain is not working.

Motion to adjourn Saniti/Ahrens, adjourned at 8:00PM.

Next Board meeting is November 13, 2023, 7:00PM, Clubhouse Ballroom.