

**PINE LAKES ESTATES HOMEOWNER'S ASSOCIATION
SPECIAL BOARD MEETING MINUTES
MONDAY, JANUARY 1, 2024
CLUBHOUSE LIVING ROOM**

Vice President Matt Heier opened the meeting at 10:00AM (in the absence of President Loubier); additional Board members present were Bob Godek and Cindy Ahrens; and Wendy Saniti was available on the phone. There were also 16 members present. Heier reviewed the reason for the Special Board Meeting – Board approval of the 3 Governing Documents: Declaration of Covenants, Articles of Incorporation, and the Bylaws. The approved documents will be included in the mailing packet that will be sent out in mid-January with additional materials.

Heier asked each Board member present for any comments or changes to the Governing Documents.

Saniti – no changes

Ahrens – no changes

Godek: 6.1 Articles of Incorporation requires 2/3 of voting interest may be difficult to meet, need clarification.

Heier: Has sent email to legal, also concern about 6.1 in Articles, and question on 2.1.2 and request to delete 2.1.3 as HOA does not own any property.

Ahrens/Saniti made motion to approve the Governing Documents with possible minor revisions based on questions. Motion passed.

Discussion on the need to encourage voting by the members. Possible approach would be working with the Cul-De-Sac captains to visit every property with a flyer of information about the essential need for voting at the Annual Meeting either in person or via proxy. Checking with legal if that is an option without telling members how to vote but share information about the importance of voting.

Meeting was adjourned at 10:45AM.

Cindy Ahrens, Secretary