

# Pine Lakes HOAII

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Bob Konetzny, President  
Mike Hayes, Vice President  
Bev Bynum, Treasurer  
Deborah Bruns, Secretary

Ron Thoreson, Director  
Mike Gloss, Director  
Anna Marie Morrissey, Director  
Bruce Wrede, Ex Officio Past President  
Director

HOA-II Board Meeting Minutes  
February 21, 2022  
Pine Lakes Living Room, 7:00 PM

Attendees:

Bob Konetzny	Mike Gloss
Mike Hayes	Ron Thoreson
Deb Bruns	Anna Marie Morrissey
Bev Bynum	

Absent:

Bruce Wrede

Meeting called to order by President Bob Konetzny at 7 p.m., and the Pledge of Allegiance was recited.

There was roll call, and the new Board was introduced to attending members.

Ron Thoreson moved to waive reading of the December meeting minutes due to time constraints; Mike Hayes seconded; motion carried. The minutes will be posted on the Pine Lakes website, etc.

Treasurer's Report by Beverly Bynum:

Previous month's checking balance	\$10,189.63
Month deposits	14,211.00
Month expenses and transfer	8,601.77
Checking account balance	\$15,798.86

HOAII Legal/Reserve Fund	\$41,246.91
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Total balance of all accounts	\$57,045.77
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C.E.R.T	1,292.75
Christmas Dinner	400.00

HOAII Only Accounts Balance Both	\$56,909.31
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Ron T. moved to accept the Treasurer's report; Mike H. seconded; motion carried.

President's report: Bob K. gave an overview of activities he and others have been engaged in for the last month, which include:

- 1) Discussion had with Karen Pratt-Beals, President of Lake Fairways HOA, and Dick Loubier, president of PLEHOA, to schedule a meeting for all three Boards to come together and try to resolve ongoing issues in the community.
- 2) Discussion and report of the insurance bill increase. Bob K. was able to get a reduction in the premium due, but it is still more than last year.

- 3) The budget was discussed and the number of paid memberships is currently at 56% (329).
- 4) A letter was drafted, not yet sent, requesting a decrease in lot rent due to pool being inoperable. Waiting for a firm date for the pool to reopen, which is still being given to us as March 1<sup>st</sup>.
- 5) Followed up with Leslie of ELS about calculation of property taxes for the community. The paperwork was received 2/21/22, this meeting's date. Bob K. did not have enough time to delve into it.
- 6) Need to get nominees to interview for a ninth Board member.
- 7) Discussion on the pub: It is not listed in our prospectus as an amenity. It is a public facility. Bob K. sent a proposal to Karen P. at Lake Fairways to request the Pub and Sandtrap be closed to the public November 1 to March 31. Karen P. wants to discuss other ideas.
- 8) Resident complaint forms: Bob K. discussed with Natalie of ELS. Natalie said ELS would address all complaint forms. Bob K. wants the Board to be copied on all complaints to ensure follow-up.
- 9) Pine Lakes' new manager is Jason Myers.
- 10) Notes from the liaison meeting held in February: repaving of horticulture road, some cul-de-sacs; and work on the irrigation system were discussed.
- 11) ELS is hiring a new compliance officer for 360 inspections. Bob K. requested that the compliance officer also give equal time to ELS' compliance toward obligations to the community.
- 12) Bob K. spoke to ELS about a proposed food truck when the Pub is not open. Mike Gloss has a food truck lined up. ELS will get back to Bob K. about Pub hours.
- 13) The microphones in the clubhouse need to be repositioned for future events. Natalie of ELS said Maintenance will put them back in place.
- 14) Bob K. asked the Pine Lakes Men's Club about withholding phonebooks to residents who do not join the HOAII. The proposal was voted down.
- 15) Suggestion was proposed to list leased land lot numbers of those who are not members of HOAII in the Whispering Pines. This has been done in the past and will be done again.
- 16) Diamond Security is on duty 10:30 p.m. to 5:30 p.m. Discussion was had about necessity to call the front gate and let them know when anyone is expected. All deliveries should be in marked vehicles. (USPS, FedEx, UPS are excluded.)
- 17) Bob K.'s thorough review of the pass-through bill, and the error found as a result, provided a \$97 credit per P-3 household.

#### COMMITTEE REPORTS:

- 1) POOL AND GROUNDS: Mike Hayes gave a report of his endeavors in getting new members. Next was a report on the pool situation. He has been numerous times, tried to talk to the contractor, and can never find him working at the pool. ELS is still maintaining March 1 for the reopen date.
- 2) A.R.C.: Mike Gloss discussed jeopardy of A.R.C. being disbanded. Explained Natalie of ELS doesn't want HOA involvement. Encourage homeowners to request improvements to their property go through Mike G. so that he can facilitate and protect the homeowners' interests. Mike suggested that we let the new manager get on board and then have a meet with him about it.
- 3) C.E.R.T.: Mike Gloss talked about the success of new smoke detectors being installed in the community at no expense to the homeowners. He and Becky attended a meeting at Heron's Glen and discussed what they learned there, including a program that stocks our lakes with fish that eat mosquitoes and grasses, an ecological way to treat these issues.

- 4) FMO: Ron Thoreson reported that the FMO office is changing locations and what is involved; talked about what FMO does for its members; talked about a membership drive; talked about Jeremy Anderson as the FMO legal counsel.
- 5) HEX: Ron T. reported that the Hearing Examiner's Office has not yet made a decision. It is expected within the week. There was discussion of the Board of County Commissioners hearing after the HEX decision and the need to show a united front at that hearing.

#### OLD BUSINESS:

No old business from the December meeting, but a question was mentioned about whether private groups were covered under the HOA policy, assuming no alcohol is distributed. HOA insurance covers functions put on by the various organizations. Private events scheduled with ELS are covered through ELS' policy.

#### NEW BUSINESS:

Ron T. had the following resolutions proposed:

Resolution 1) Meet on the 1st Monday of each month to discuss issues, resolutions, etc.

Resolutions 2-5 were not read, although on the agenda.

Resolution 6) A motion to request the current HOAII Board members to interview members of the HOAII who wish to apply for the ninth Board position by 5:00 pm, March 25<sup>th</sup>. The Board will interview each candidate and choose a candidate, by a majority vote of current Board members, to fill the vacant seat on the Board.

There was some discussion about Resolutions 1 and 6, but no motions were made on any of the resolutions.

Questions were taken from attending members:

\*A member asked why signs were not put up as a public notice of the meeting. Mike H. had them in his garage and was tied up with the Club Championship.

\*\*There was a request for the speed bumps to be painted. Mike H. will do site inspections and see where painting is needed.

\*\*\*Discussion of difficulty with the performance at the front gate: people being let in without being in marked vehicles; people not being let in who were on the list of names called in.

\*\*\*\*Suggestion was made to take up some of the hallway wall space that has old plaques and replace them with space for more bulletins.

\*\*\*\*\*Member said there was no follow-up to a complaint. Bob again stressed copying the Board on complaints so there can be follow-up.

Bob K. moved to adjourn at 8:25 p.m.; Bev B. seconded; motion carried.

Respectfully submitted,

Debbie Bruns, Secretary