

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION BOARD MEETING MINUTES FOR NOVEMBER 13, 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 40 members present. Loubier welcomed new members and requested all to silence phones.

Secretary Report – Cindy Ahrens

Ahrens read the minutes of October 9, 2023 Board meeting; motion to approve Godek/Heier; minutes were posted on the web page.

Treasurer Report – Wendy Saniti

Beginning balance for period ending 10/31/2023 was \$117,979.07; checks and payments total was \$3,874.77 and deposits and credits were \$5,584.87. Register balance as of 10/31/2023: \$119,689.17. Update on collection of payments. Reminder that the financial report is posted monthly on the official bulletin board.

ARC Report – Bob Godek

There were 3 requests and all were approved. Reminder that any external changes to the home require submission of the ARC form to the committee (e.g. paint color changes, major landscaping changes, additions/deletions to property, etc.) Godek thanked the other 2 members of the ARC Committee – Al Gaetani and Brad Colvin.

Unfinished Business

- 1) Update on Windmill Village ELS meetings – Matt Heier
The area ELS properties are meeting every month to discuss and share issues with ELS. Current project is Windmill is preparing another law suit against ELS for lack of maintenance & services. Cost would be about \$5,000 - \$10,000 to get started; more information needed at next meeting. If Pine Lakes chooses to become party to this law suit, both HOAs would need to support financially. Windmill Village has been successful in the past for a claim for loss of amenities.
- 2) Update on the French Property – Matt Heier
DOT (Department of Transportation) has requested that ELS supply answers to many questions on the planned development. Issue with access through the PL gate has gone back to the county for decision on access. There may still be an issue on road ownership on Circle Pine to Frenchmans. May need to review financial support if needed for legal issues. Membership needs to keep this project in mind and will be updated at Board meetings.
- 3) Reminder of the February 12, 2024 Annual Member Meeting and Election – Dick Loubier
There are 3 positions open on the board in 2024 – Cindy Ahrens, Bob Godek, and Wendy Saniti. If members are interested in running for the Board, please contact Dede LaBelle before December 15 deadline for nominations.

New Business

- 1) Appointment of Nomination/Election Coordinator – Dick Loubier
President Loubier has appointed Dede LaBelle to the Nomination/Election Coordinator position for the 2024 Board Annual Member election. Dede's contact information:

deidrefx35@gmail.com, 603-534-5599, deadline for submissions is December 15, 2023; Nominations from the floor will be accepted, however, the Nominee MUST BE PRESENT to affirm acceptance.

2) Document Amendments – Board discussion – Loubier

The Board has been working on amendments to the HOA documents this fall. Thanks to Wendy Saniti, Cindy Ahrens, Matt Heier and Bob Godek the three governing documents have been amended and have been approved by President Loubier and have been sent to the HOA lawyer for review. Once all have been approved legally and by the Board, copies will be printed and the set will be mailed to all current members. The Board hopes to schedule a Town Hall-type of member meeting with the attorney present to respond to any questions and explain the reasoning for the amendments.

If possible and the timing works out, the Board hopes that the amended documents will be included in the annual meeting mailing that will be sent in mid-January for the February 12, 2024 meeting. However, if there are any major issues with the documents or getting the printing done, there may be a SPECIAL MEMBER MEETING scheduled for March 2024. The Board will notify members of any changes in mailing for voting on the amended documents if needed.

Issues/Questions from Members

President Loubier did review items from the November 9, 2023 Liaison meeting; once approved the meeting notes will be posted on the web page:

Some of the items included: road directionals need to be refreshed/painted; working on the Tiki Huts for the 2024 budget; many properties without name plates or no names (Loubier will prepare a list of the Estates needing action); propane issue has been resolved with shorter schedule; pool deck painting is awaiting results of the paint results; mats at pool entry/exit still being reviewed; holes on tennis courts have been repaired; pickleball nets for tennis courts have been received. 360 degree review of properties will begin next week for Estates (by Loubier & Godek).

Members:

Who is in charge of mail boxes – need to fill out form for damaged or missing mail boxes, ELS will install new box, there will be a fee.

Has there been a study of incoming traffic at PL with the impact of the expansion? DOT has accepted the traffic study submitted by ELS.

Lake Fairways entrance – the yellow flashing light for turns has been removed for safety.

Highway median bushes need to be trimmed to allow better visibility.

Windmill Village would like all nearby ELS properties to support legal action for items being handled.

Shuffle board courts need to be refreshed and repaired.

Need to keep up notifying Estates membership with information on the French property expansion.

Adjournment

Motion by Loubier/Heier to adjourn the meeting, approved. Meeting was adjourned at 8:00PM; next Board meeting is scheduled for December 11, 2023, 7:00PM in the Ballroom.

Cindy Ahrens, Secretary