

Pineridge Townhomes Owners Association, INC.
Member Meeting Minutes
Terry Tracy room at Atkinson's Park
June 27, 2023

Call to Order: Meeting called to order at 5:32 PM

Establish Quorum: Ashley thanked all who came, and quorum was established with 12-unit members present and 10 proxies. Quorum is 50% of the ownership and it was represented by the following in person were Units 1, 2, 6, 8, 11, 13, 16, 17, 19, 22, 25, & 32 or 34.57 percent. Proxies represented were Units: 5, 14, 15, 18, 23, 24, 26, 28, 29 & 31 or 32.9 percent. Total representative membership percentage is 67.47.

Approval of Previous Meeting minutes – Minute reading was waived and motion to approve made, seconded and passed to approve the June 28, 2022 Member Meeting minutes.

Financial Review: Manager reports were the Profit and Loss from January to May 30th as last bank reconciliation. The snow removal and electricity were the main over budgeted items that caused a net income to end of May to be -25,136.19. The amounts in the accounts to date are: Checking at \$9,069.96 and Savings at \$89,583.65.

The 2022 budget versus actual and the new 2023 budget were also shared. Questions were surrounding the electricity charges and why so high. There was a question raised about solar panels but John explained that they are not feasible. The increased heat tape and the 220 volt heaters in the sprinkler rooms take a lot of electricity.

Erin brought up that they are getting a boiler in their unit replaced and to call her if you are interested as it is good to get a proposal for all at once.

All were reminded of the increase in dues that was passed for a 5% increase for the 5 years. This will end after 2025. Even though the dues increased, the unexpected expense for snow removal and electricity may require a special assessment. John explained that the Board is looking at \$20,000. Needed to make up for the overages.

Presidents report: Ashley thanked the Board and management for their service. She also thanked Jen for her instrumental work with Idaho power to remove "decadent non-native blue spruce growing under power lines with a high potential of fire hazard" and replacing them with new trees. There was a comment about the leaning tree but Jen stated that is the nature of the tree. Ashley stated that the street owns where the power poles are and to avoid damage to sprinkler heads they were moved. The Board considers all owners when deciding on projects and remains mindful of the needs and priorities of buildings. Erin and Susan volunteered to help with pruning trees. Lastly the maple in front of unit 29 must be removed as it is dying and creating great damage to the paver walkways.

Old Business:

- 1. Project overview-** John spoke of all the projects that the Board has prioritized this summer. They are related to the health, safety and welfare of buildings so that the repairs will prevent greater costs down the road. These are trimming or removing trees close to buildings, fixing pavers that are trip hazards, siding repairs with painting, Asphalt repairs and gutters. The Board hopes owners look over the Reserve Study that at this time states the reserves should be around \$800,000.

New Business

- 1. Snow removal overage and budget, special assessment.** This was discussed above and there are no further questions regarding this. There was a question about the snow

removal on patios and who is in charge. The patios are limited common areas and need to be shoveled by owners or their renters. If they do not shovel, then all damage will be theirs to repair. Members would like to see no parking signs in the fire lane and speed limit signs to deter speeding. The board will take these into consideration.

- 2. Board nominations and vote.** Ashley has tendered her resignation and Jen Smith's term is expiring. Jen has said that she is willing to continue to serve. Thomas Wiesler said he will volunteer if no one else wishes to serve. New member Remington Novak volunteered to serve on the Board. Motion was made, seconded and approved for the appointment of Jen and Remington to the Board.

Set Date of next meeting: The Next members meeting is scheduled for June 25, 2024. Will likely be at the Terry Tracy Recreation center.

Discussion: The question was a timeframe for the possible special assessment. John stated it will be close to December after expenses reviewed unless shortage cannot be remedied earlier in this year's budget.

Adjournment- There was no further discussion so a motion to adjourn was made, seconded and approved at 6:40 PM