

#53-A Pinecrest Subdivision Association Homeowners Meeting (4-18-07)

Attendance: Joseph Wasik, Mark Eveningred, John Krisciunas, Cathy and Dan Ricci and 35 homeowners (21 lots).

Absent: Niel Bahri.

Location: Library , North Branch

Time: 7:30 p.m. to 9:00 p.m.

The Annual Homeowners Association Meeting was called to order at 7:30 P.M. by the Association President, Joe Wasik , who gave a short speech and explained the meeting agenda. He noted that two board members were leaving and that positions were open for volunteer candidates. He asked for nomination from the floor. No one offered to volunteer. He asked again, but there were no nominations. The membership present requested that the current (3 person) board remain until new member volunteers are added to the board. The board agreed to remain.

Secretary & Treasurer Reports:

Cathy read the minutes of the previous meetings April 4, 2006 and October 17, 2006.

The minutes were accepted as read.

Cathy read a monthly items list of what goes on each month and what the Board and Committee members' responsibilities are. Many members did not know what the Association Board and Committees were about. This was to inform them, so maybe they would help with some jobs or projects that concern Pinecrest Subdivision.

The current bank balance as of 4-18-07 is \$42,968.10. A copy of the 2006 Income and Expense Statement was passed out to all that attended the meeting; also a copy of the 2007 Budget for review. Cathy explained the financial reports.

The mail is being picked up twice a week and the dues collected are being deposited as soon as they are recorded. To date, **190 homeowners have paid and 5 homeowners have not paid.** We still have \$550.00 in dues, & \$250.00 in late fees to collect. The remaining delinquent lots will be turned over to the attorney for collection letters and lien placement.

Architectural Committee:

Mark gave the report on the pool and stated that the pool area has been filled in and the yard cleaned up. A brief discussion followed.

Mark noted that the river was cleaned up and dredged recently and that it helped resolve some of the "pond" problems. At present, the wetlands are alright. For questions regarding the wetlands contact the DEQ .

The lighting and electrical work was discussed. The new lights are working fine. The new globes and lights up front are brighter and more attractive. A homeowner mentioned that one of the globes look tipped and may be lose. A note was made to check and tighten if necessary.

John reported on the lawn service and tree trimming needs. He asked if anyone had other companies that they had hired and were satisfied with their services. We are always looking for new contacts. You could e-mail the company's information to us or send a note regarding it to the Association P.O. Box.

Old Business:

The neighborhood watch was brought up again. New people are needed as Block Captains, etc. The board will contact the sheriff's office for new information since our previous contact, Sergeant Donovan, has left that division.

New Business:

Joe reported that Neil Bahri called him tonight and has resigned from the Association Board for personal reasons. This leaves another position open.

Mark suggested that if anyone notices a problem in the neighborhood (like the lights) to call the voice-mail number or to send an e-mail. (pinecrestsub.com)

Open Forum:

A Neighborhood Annual Garage Sale was suggested and discussed. Cathy will contact someone from Beacon Square Subdivision to get information regarding their date for their Annual Garage Sale. We might be able to join them on that date. We need a volunteer committee to run an ad and help organize things. The board will bring this up at their May meeting.

Motion to adjourn the meeting made by Joe and seconded by John. Motion passed.
The meeting adjourned at 9:00 p.m.