

Pinewood Lakes Master Board Meeting
Meeting Minutes
December 2, 2021, via Zoom

3:00pm Call to order

Location: Zoom

Board Members Present: Pat Rounds, Danielle Smith, Ben Gagnon, Danyelle Thayer

Reserve Board Member: Bill Kinard

Guests: none.

Minutes

July 19th, 2021

October 4th, 2021

October

Danyelle Thayer motion to approve. Pat 2nd. All approved.

Visitor forum: no visitors

Reserve Report:

- 1st Tuesday of month board meetings, 5pm

Old Business

- Pool
 - Bathroom winterized.
 - Pat following up on the gift card fraud!
 - Exit button – contact vendor to ask about why its not in compliance.
 - Access integration: new pool system – meeting set up with new vendor? AMI still needs to set up appointment.
- RV Lot:
 - Full to capacity
- Landscaping / Irrigation –
 - Flowers planted were not up to par. Spoke to aloha and requested they should b better for next year.
 - Sample of dredging of canal – follow up on schedule
 - Smaller dredge equipment to save money and need to see if work.
- DMC
 - Nothing to report. Things slow down in winter months
- Financials:
 - Pat working on budget. Wrapping up this week.
- Violation Reports
 - Violation report has not been received. AMI: what date can we expect them to be sent? This is not consistent and we shouldn't have to ask for them.
 - Issue with a neighbor who received a violation for a sign due to a neighbor complaint.
 - CC&R's doesn't address the criteria for this particular type of sign.

- After much discussion, Board has agreed to dismiss this violation, however, be firm in the design criteria for signs. This set guidelines will promote a consistent manner to handle all signs. It comes down to 2 things:
 - Size
 - No vulgar language
- Danielle makes a motion for AMI to remove the violation and communicate the board was unaware of the issue prior to the letter being sent. Pat 2nd. All in favor.
- Board will determine which violations will be automatic and which ones need to be approved by Board.
 - Any neighbor complaints need to be sent to Board for discussion and next step actions.
- Need to research city ordinance of signs.
- CC&R revisions subject came up again. Need to stop ignoring that this is something that needs to be done for there to be any teeth to the cc&rs. An attorney had given advice that revising was not going to be legal. Needed a different opinion
 - 208 homes needed to revise CC&Rs.
 - Update CC&Rs, set a plan with timeline for distributing to members and collecting signatures, have attorney review, and move forward with plan.
- Stubblefield
 - Lien: issue is dropped
 - AMI: still issue with legal fees without the Board approval. Letter needs to be sent.
 - Memorialize the pump issue with property.
 - Ask AMI to call code enforcement on the field at least once a month.
 - AMI: Landscape quote for mitigation of field /weeds – write up a proposal.
- Website:
 - Ben is working on
- Timeline for per month –
 - Continue to work on

New Business

- Samantha Brown
 - Introduction meeting – request to be scheduled within next week.
 - Set expectations
 - Attend board meetings at least once a quarter.
 - This is what works, and this is what we still need
- Upcoming Board meetings:
 - January 24th, 4pm via zoom

Adjourned
