

# Pioneer Trails Homeowners Association

## Board of Directors Meeting Minutes - Final

**Tuesday - May 12, 2015**

**Location:** Silver Lake Baptist Church, 12918 35<sup>th</sup> Ave SE, Everett, WA 98208

**Board of Directors Present:** Garth Williams, Audrey Chamberlain, Bruce Meaker, and Andy Hamack

**Port Gardner Property Management:** Tom Gish

**Homeowners Present:** 4

**7:05 PM**      **Call to Order / Establish Quorum**      Garth Williams, President

**Prior Minutes - Review and Approval**      Bruce Meaker, Sec/Treasurer

Minutes of the Executive Committee Meeting on April 12, 2015 had been previously provided by email to the BOD members and Tom Gish. The 2015 PTHA meeting dates were reviewed. Andy Hamack moved to accept as submitted. Audrey Chamberlain seconded and the motion passed.

**Treasurer's Report**      Bruce Meaker, Sec/Treasurer

The financial condition of the PTHA were reviewed and pronounced sound.

### Old Business

1. The Block watch signs are up.
2. Violations and Warnings
  - a. Tom has followed up with several trailers parked in front of homes and the owner of a dump truck.
3. Entrance Lighting needs to be completed. There is a control box that is approximately 18 inches deep. Tom will look at a possible vault to level up the ground around the control box.

### New Business

1. Pond Maintenance – Aqua Tech has given a proposal to control algae for a cost of \$2200. This is the same as last year. Garth Williams moved to proceed. Audrey Chamberlain seconded. Motion passed.
2. Road Sealing – Nyes had the low bid last year for \$13,500. Tom will verify that they will do it this year for that amount. Tom will coordinate with the homeowners and assuming the bid is still good he is authorized to implement the sealing of the private roads within PTHA.
3. Sports Courts Resurfacing – this was deferred last year and is not in the budget for this year. Tom and Bruce will look at the Reserves and decide if it can be done this year.

4. New Sign at the Tennis Court – Tom will be updating the existing signage to include proper language for usage and protection of the assn.
5. Bench Repairs and Maintenance – Tom will get estimates for costs to do the three entrances.
6. Ball Field Use Request – We need a committee to develop a plan for better usage of the Ball Field. The committee should then make a recommendation to the Board for next year's budget. One homeowner has recommended changes which are less "goose friendly" and more people friendly and useable to the homeowners. Audrey agreed to chair this committee with volunteers Lynn and Pat as members.
7. ACC Requests
  - a. One paint selection was approved
  - b. One home addition attachment was presented – No action was taken until additional info was provided.
  - c. One deck replacement was approved.

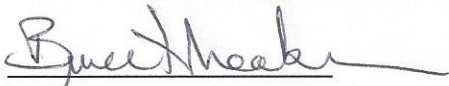
**Financial Review**

1. The Accounts Receivable is now 6111.51.
2. There are 12 homeowners in arrears
3. Investment plan for the Replacement and Road Reserve funds
  - a. We will be consolidating the funds across various banks into one bank.
  - b. When the 2016 budget is completed in October, then the unneeded reserves will be invested in one year CD's at a higher interest rate than savings or money market accounts.

**7:48 PM      Adjourn to Executive Session**

Respectfully submitted, Bruce Meaker, Secretary-Treasurer 2015-16

Approved by the Board of Directors on July 23, 2015



Bruce Meaker, Secretary-Treasurer 2015-16