

# Pioneer Trails Homeowners Association

## Board of Directors Meeting Minutes - Final

Thursday – July 23, 2015

**Location:** Silver Lake Baptist Church (lawn area), 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:** about 20

**7:17 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 May 12, 2015 had been previously provided by email to the BOD members and Tom Gish. 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. Pond Maintenance Contract has been signed for 2015.
2. Private Road Sealing Project has been completed. Some follow up is needed before NYS can be paid.
3. The Sports Courts have been cleaned. Tom Gish reviewed several bids for resealing the basketball courts from last year.
4. New Tennis Court Signs – signs have been installed
5. Bench Painting – Painting is scheduled to begin by end of July.
6. Roofing Violation – one homeowner put on a substandard roof, did not seek approval from the Architectural Control Committee, and after confiral with the Association attorney, has been issued a notice to replace the roof. Fines were assessed and paid. The homeowner has submitted a plan to replace the roof before year end.
7. There were several covenant violations. Warning letters have been sent.
8. Ball Field Use Request Status – A committee, made up of Audrey, Pat and Lynn are to develop a plan for better usage of the Ball Field and 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. The committee has yet to meet.

### **New Business**

1. Trails need asphalt maintenance and repair. Bruce and Tom will walk the trails and map out the maintenance is needed. Then Tom will work with the asphalt contractor to develop a plan for the next several years to levelize trail costs in the budget.
2. Tennis Court Use – Tom wanted clarification on the use policy and procedure for getting keys by homeowners.
3. ACC Requests
  - a. One roof color approval has been submitted.

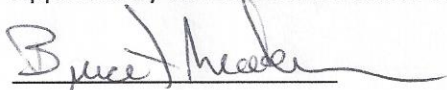
### **Financial Review**

1. Investment plan for the Replacement and Road Reserve funds
  - a. We are in the process of consolidating the funds across various banks into Mountain Pacific Bank. We have moved the Reserve and Road fund accounts from the US Bank. Chase Bank funds are held in accounts which do not have the current Board members as signatories. Tom Gish will be working with Chase to resolve this issue.
  - b. Once the Road funds have been moved from Chase, a CD will be opened to get the higher rate of interest.
  - c. After the 2016 budget is approved in December, then the unneeded reserves will be invested in one year CD's at a higher interest rate than savings or money market accounts.

**8:23 PM      Adjourn**

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

Approved by the Board of Directors on December 8, 2015



Bruce Meaker, Secretary-Treasurer 2015-16