



PCS HOA Board Meeting

Minutes (07-11-16)

Meeting Start – 6:30pm

Board Attendees –

- Mike Morgan (VP/Grounds & Maintenance, Codes & Covenants)
- Paul Jimenez (Director/Website)
- Rick Bierwagen (Director/Secretary)
- Dan Bisher (Director/Treasurer)

Board Attendees Excused Absence -

- Bryan Kopp (President)

Guest Attendees –

- Ed Daly (Past Board Director/Treasurer)

Topics Discussed

Treasurer's Report -

- Report was presented by Dan Bisher and was approved unanimously by the Board.

- Financial Report –

- ❖ Primary Account -

Beginning Balance 6.1.16	\$ 73,004.23
Receipts	\$ 1,659.27
Disbursements	<u>\$ 6,253.32</u>
Ending Balance	\$ 68,410.18

- ❖ Reserve Account –

Beginning Balance 6.1.16	\$ 30,236.68
Interest	<u>\$ 6.50</u>
Ending Balance	\$ 30,242.98

- ❖ Bank Account –

Beginning Balance 6.1.16	\$ 1,499.64
Deposit	\$ 50.00
Withdrawal	<u>\$ 118.20</u>
Ending Balance	\$ 1,381.44

- ❖ Total Balance 7.1.16 \$100,034.60 |

- Ed Daly (Committee Member) continues to work on the delinquency accounts. A detailed report will be given to Dan Bisher. All other Board members will be provided with a summary each month.
- Easement documentation was received and provided to Dan Bisher.
- The D&O (Directors and Officers) liability policy payment is due July 18 (\$750). Payment was approved by the Board.

- The lake maintenance fee has been paid for the months of May and June.
- Assessment Liens need to be refiled after two years.
- Once overdue assessment fees reach \$700, they are turned over to the courts for further processing.
- Overdue assessments also incur interest, collection and legal fees.

President's Report

- No report was provided due to absence of Bryan Kopp.
- Next two subdivision events (Fishing Derby and Subdivision Garage Sale) will be discussed at next Board Meeting. The cost last year to stock the lake was \$500.

Secretary's Report –

- Meeting Minutes for the June 6 Meeting were approved.
- Minutes from the May 9 Board Meeting will be re-distributed by Rick Bierwagen with anticipated approval at the next meeting.

Grounds & Maintenance Report –

- Mike Morgan stated that no Code or Covenant issues have been reported this month.
- The replacement of a wooden fence with a four foot chain-link fence at 12 Lake Charles Drive was approved.
- The dead tree on the common ground behind Bridgeport and Lakemont was cut down on July 11.
- A review of the condition of all 5 monuments will be conducted and bids obtained to repair or clean up.
- The extensive damage caused by a vehicle crashing into the monument at Park Charles Blvd. and Howell Road continues to be researched. A police report was filed and the responsible party has been identified. Eight companies contacted with only two responding. Repair estimates have been as high as \$20,000, none of which will be the responsibility of the PCS HOA.
- Mike Morgan continues to work on the removal and donation of the snow sleigh located in the HOA shed.
- The purchase price for a Gator vehicle remains at \$7,484. No additional action taken.

Web Site Maintenance Report –

- Paul Jimenez obtained 47 maps of the subdivision. These are being provided as a historical record and are being provided at no cost to the HOA. The maps were produced in an easy format for electronic transfer and sent to Ken Voss (Former PCS HOA President).
- Paul needs access to enable updating of the PCS HOA Web Site.

Meeting Ended – 7:45pm.