



PCS HOA Board Meeting

Minutes (4-17-17)

Meeting Start – 6:35pm

Board Attendees –

- Bryan Kopp (President)
- Mike Morgan (VP/Grounds & Maintenance, Codes & Covenants)
- Paul Jimenez (Director/Website)
- Rick Bierwagen (Director/Secretary)
- Dan Bisher (Director/Treasurer)
- Ed Daly (Delinquent Account Supervisor)

Guest Resident Attendees –

- Allan Britte

Topics Discussed

Treasurer's Report –

- Financial Report for January, February and March were presented by Dan Bisher and approved. The balance at the end of March was \$69,057.54 which includes \$10,278.88 in the Reserve Account.
- The \$4,146.67 on the March City & Village Report was the 8% collection fee associated with the \$51,588.98 in assessments received.
- Ed Daly provided an overview of the current assessment delinquency status.
 - ❖ 74 properties are delinquent to the tune of approximately \$38,000. Nine recently paid in full.
 - ❖ The collection process will be flowcharted by Paul Jimenez and Rick Bierwagen.
 - ❖ The estimated cost to the Board to go after a delinquent account is \$750.
 - ❖ \$700 in delinquency or greater are targets for the collection process.
 - ❖ No budget was established for the delinquency process. The approach is to use money collected from the delinquent accounts to move on to the next collection effort, i.e., if \$6,000 has been recovered, another 8 accounts can be targeted.
 - ❖ The current amount recovered needs to be determined.
 - ❖ Mailing labels from City & Village cost .05 each.

Secretary's Report –

- The minutes from the March 20th Board Meeting were approved with two revisions.
 - ❖ The foreclosed property address listed has been removed.
 - ❖ Great Southern Bank Debit Card has been renamed Great Southern Bank Account.
- These Minutes will now be added to the PCS-HOA website.
- The Budget Tracking Report was reviewed.
- The new meeting agenda format prepared by Rick Bierwagen was utilized for the first time.

- A new Board Voting Report was introduced. It will be updated and included with all future Board Meeting Minutes.

President's Report –

- D&O Insurance may increase after July. The issue was raised during the annual CPA audit. Currently, Weiss is broker and the policy is held by WestBend. Decision made to contact other companies to get quotes. Allen Britte will assist in the review. The findings will be discussed at the May PCS-HOA Board Meeting.
- There are no plans to raise assessments. The policy is that assessments can only be raised \$50 every three years.
- The Easter Egg Hunt on April 8th was well attended and a big success. Many residents expressed very positive comments.
- Boy Scout Troop 35 (J&A) has requested the approval to develop an improvement project as part of the Eagle Scout program. The Board will discuss with them the option to create a small bridge across a creek on Lake Superior. The bridge would be approximately 20 feet in length. An existing bridge in need of repair is also being considered. Mike Morgan and Bryan Kopp will follow up.
- Bids are needed for the monument landscaping. Bryan Kopp is working on this.
- The Lake Superior Pipe Replacement Project (Parisi \$16,550) was approved by a vote of 3 to 2.
- The Pershing Lake repair (Rip-Rac) was removed from consideration.
- The repair of the monument caps (Parisi/Swanson) was not approved by a unanimous vote. Instead Mike Morgan will work on fixing one as a test. The Board approved an initial budget of \$100.
- All lakes have been reported in good shape. Pershing Lake will be treated for some recent algae growth.
- Bryan Kopp praised the efficiency and team work being provided by the current Board members.

Grounds & Maintenance Report –

- Up to \$500 was approved to purchase a replacement for the subdivision's aging chain saw. The funds were taken from the Tree Removal Budget and added to the Great Southern Bank Debit Card Account. Mike is in the investigation stage.

Web Site Maintenance Report –

- The number of visitors to the PCS-HOA website in March was 698.
- The most frequently visited pages were the subdivision by-laws and restrictions.
- A major discussion was the possible alliance with NextDoor.com and the addition of Ken Voss to the Board as a Committee Member. Additional investigation is needed.

Meeting Ended – 8:37pm.

Next Meeting – May 22th starting at 6:30.