

VILLAGE IN THE PINES
BOARD MEETING MINUTES
Thursday, January 28, 2016 - 10:00 A.M.

Approved
3/22/16

CALL TO ORDER/ROLL CALL – President Barbara Alberts called the meeting to order at 10:02 a.m. Grace Parmentor was absent; excused for illness. Present were Jean Berstling, Mickey Balon, Barbara Ray, Gary Oxender and George Mahana; a quorum was reached. Leslie Torok of Prokop also was present, along with many unit owners.

PROOF OF NOTICE – Posting attested to by President Alberts in Grace's absence.

DISPOSITION OF MINUTES – George Mahana moved to approve the minutes, and the addendum to the minutes (regarding passage of the rental amendment), of the November meeting; 2nd by Jean Burstling; minutes stand approved.

Leslie Torok of Prokop PA Association Management was introduced as the new manager for Village in the Pines.

FINANCIAL REPORT – Leslie reported the association appears to be in stable financial condition, and that Prokop was still sifting through reports from C & S. Prokop projects it will be able to present a completed 2015 year-end financial statement AND a January 2016 report by mid-February. Further, she clarified that indeed the 2016 monthly maintenance fees went up to \$310, as of the budget approval meeting in November – and at the end of the previous management's tenure.

COMITTEE REPORTS

GROUNDS – Earthworks raked and removed five to six loads of pine needles, then returned after the recent storm and removed more loads. They are now on the winter schedule of trimming and mowing every 2 weeks. Owners are reminded to use request forms in the clubhouse for lawn care concerns and to contact Ken Ehres.

UNFINISHED BUSINESS

RENTAL AMENDMENT - Covered in the approval of the minutes. To reiterate: attorney Jeremy Anderson found that a previous amendment to voting requirements renders the recent vote on the Rental amendment as valid and enough to pass approval.

FENCE – Leslie reported that the materials have been ordered for the repair/replacement of the perimeter fence that was knocked out by passing motorist. Work should begin within a week. Still hoping for a settlement from the driver's insurance company, but Association can consider filing suit in Small Claims court if nothing comes through. (And yes, the second hit is in process.)

NEW BUSINESS

NEW CLUBHOUSE A/C – Gary reported that Matt Moffit from Aqua Plumbing & Air says the zone system is shot – 14 years old. Can be repaired (and last for an indefinite amount of time) for \$1,000 to \$1500. Alternate proposal was for a new system, to be relocated to the floor, and eliminate the zone system to better utilize the duct work. George moved to accept the proposal for a new 16 seer unit at \$5989; 2nd by Gary; motion passed unanimously.

Cont'd.

PROPOSAL FOR DETECTION OF RODENTS IN SEWER PIPES – After discussion the board declined to reimburse #125 and #126 for costs incurred to Specialized Plumbing to run smoke and other tests to determine rodent entry into units.

DIRECTORY OF RESIDENTS – Jo-Anne Konrad volunteered to help create an up-dated directory. She received a big thank you!

ANNOUNCEMENTS – It was announced that social events will be listed in the next newsletter.

NEXT MEETING & ADJOURNMENT – Annual meeting of members Saturday, February 27, 2016 – 10:00 a.m. The President adjourned the meeting at 10:38 p.m.

Respectfully Submitted for the Secretary,
Leslie Torok,
L-CAM, Prokop PA