

PCNPOA Annual Meeting Minutes January 10th, 2023

Meeting Called to order 7:03 on January 25th, 2021

Board of Directors in attendance: Bob Finkbeiner, Indira Hsu (sick), Shannon Switzer, Anthony Pepple, Mark Willman

Homeowner: 10 homeowners in attendance

Proxies: 5 proxies submitted

KMC: Bernard Acquafredda

Attendance Summary: 10 members present at the meeting

Proof of Notification: Notification sent via email, Signs at entryway, HOA Website and mail with dues coupons

Quorum: Quorum for neighborhood was not met so no votes will be taken at annual meeting.

KMC Q & A: Reviewed role of KMC and what they do for the neighborhood.

Compliance review & Process

Contract reviews and management

Review 2022 Annual Meeting Minutes: Reviewed 2022 annual meeting minutes

Review 2022 financials:

- Reviewed 2022 projects.
 - o Board members decorated for holiday and assisted in maintenance of flowers planted at the entrances.
 - o Fountain repair
 - o Brick entrance sign maintenance / repair
- No social activities occurred last year again due to covid concerns. Also requested neighborhood volunteers to help organize. Will look to more activity opportunities in 2023
- Reviewed financials for 2022.

Review 2023 plans and budgets:

- Reviewed 2023 budget
- Annual dues will remain the same at \$300
- Reviewed 2023 project plans
 - o Landscaping updates / redesign of our entrances
 - o Decorating entrances for the holiday
 - o Proposed events (pending volunteer organizers) will be funded, including snacks and beverages
 - Easter Egg Hunt
 - Spring/summer Garage Sale
 - Fall block party
 - o Working with landscape company this year to help manage our common areas

HOA Board Member Elections / Appointments:

BOARD MEMBER	TERM	
Indira Hsu	2021 – 2023	
Mark Willman	2021 – 2023	
Shannon Switzer	2022 – 2024	
Anthony Pepple	2023 – 2025	
Bob Finkbeiner	2023 – 2025	
Chien Lee	2023 – 2024	Board has appointed to at-large member for 2 year term

Elections were not held since a quorum was not present.

Brian Ayers has volunteered to join the architecture board

Architecture Committee: Lori Brooks, Debra Salefski, Brian Ayers

Open Forum:

- Communication strategy and improvements
 - o Facebook updates
 - o Entryway notice signs – add QR codes to signs to improve communication
 - Ayers have volunteered to help with entryway signs
 - o Website updates
 - Board will update site and work with communications committee to maintain
 - o Restart events for 2023
 - o Board will establish a communications committee to assist in increasing community involvement and awareness. Anthony Pepple will head the committee. Members: Doug Hsu, Debra Salefski, Chien Lee
 - o Discussed reviving newsletter. Will look for volunteers to assist in developing, managing, and distributing a newsletter. Doug Hsu has volunteered to help coordinate and develop a newsletter.
- What is the guidance on solar panel installations for the neighborhood?
 - o Board will review solar panel options and provide general guidance to neighborhood
- Reviewed pond maintenance and landscaping around pond
- Focus of current board is to build up reserves to allow for repairs to entrances and to maintain adequate funds for unexpected expenses or additional projects.

Adjournment: Meeting adjourned 8:10pm on January 10th, 2023