

# PCNPOA Annual Meeting Minutes January 9<sup>th</sup>, 2025

Meeting Called to order 7:15 on January 9<sup>th</sup>, 2025

**Attendance Summary:** 5 members present at the meeting

Board of Director

- Present: Bob Finkbeiner, Shannon Switzer, Anthony Pepple, Mark Willman
- Absent: Indira Hsu (sick)

Homeowner: 4 homeowners in attendance

Proxies: 1 proxies submitted

KMC: Brad Boellner

**Introductions:** Introduced board members, community members and KMC representatives

**2024 Annual Meeting Minutes:** Reviewed/Approved 2024 annual meeting minutes

**2024 financials:** Reviewed 2024 financials and projects.

**2025 plans and budgets:**

- Reviewed 2025 budget
- Annual dues are set to \$320
- Current reserve budget: \$25,993.21

**HOA Board Members and committee members:**

Elections were not held since there was not a quorum present.

Current board members have agreed to continue for the year 2025.

BOARD MEMBER	TERM
Shannon Switzer	2025
Anthony Pepple	2025
Bob Finkbeiner	2025
Indira Hsu	2025
Mark Willman	2025

Architecture Committee Members: Lori Brooks, Debra Salefski, Brian Ayers

Communication Committee Members: Anthony Pepple (chair), Doug Hsu, Debra Salefski

**Open Forum:**

- Pond Maintenance discussion
  - o Beaver issue
    - Board worked with contractor to remove beavers from pond.
  - o Mowing / Fertilization
    - Board is contracted with current company for 2025.
    - Board will review mowing/fertilization contracts and look for options to reduce with 2026 budget
- Communication strategy and improvements
  - o Entryway notice signs – will use QR codes to further improve communications.
  - o Website updates
    - Board will continue to update site and work with communications committee to maintain
- Discussed amending documents to limit rentals within the neighborhood.
  - o Board will review and establish criteria to propose an amendment to the covenant that establishes rental limits for the neighborhood.
- 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 8:05pm on January 9<sup>th</sup>, 2025