



Board of Directors Meeting - Sunday, June 12, 2022 @ 3:00 pm

**Call to Order: 3:01pm**

**In Attendance:** Regis Rulifson, Paul Hendrix, Emily Deriso, Drew Goodwin, Scott Jackson, Nancy McDonnell, Allen Burton and Mike Sullivan

1. **Secretary's Report:** Emily Deriso sent out minutes from the 3/20/22 BOD meeting, the PRF Annual Meeting on 4/30/22 and the BOD organizational meeting on 4/30/22 to all board members on June 7<sup>th</sup>, 2022, to review. Motion to approve was made by Paul and seconded by Scott. All were in favor and the three sets of minutes were approved.
2. **Treasurer's Report:** Paul Hendrix sent Treasurer's report to Board on June 9<sup>th</sup>, 2022. Motion to approve was made by Scott and seconded by Mike. All were in favor.

Account balances as of today (June 9, 2022):

\$26,236.10	General Checking
\$2,800.00	General Checking Reserve Fund
\$13,500.00	Street Deposits (Lots 11, 21, 29, 39, 44, 46, 47, 51, & 54)
\$10,686.44	Community Dock Fund
\$7,000.00	Community Dock Reserve Fund

Outstanding Property Owner Dues for 2022

\$400 plus late fee of \$25- Wilkerson, Lot # 48

(Emily mailed and emailed the 1<sup>st</sup> late notice on March 9<sup>th</sup>, 2022, and subsequently send a second notice on May 1<sup>st</sup>, 2022, and a third notice on June 8, 2022.)

3. **Architectural Committee Items** (Regis)

Lot 11- Schwartz- under construction

Lot 21- Frasier- almost complete

Lot 27- Kallam- contract with Hayes, submitting request

Lot 33- Pitterle- contract with Corbet Hills, submitting request

Lot 39- Crabtree/Davis- contract with Daniels

Lot 44- Bowman- under construction with Daniels

Lot 47- Juracek- under construction with Williams

Lot 49- White- lot partially cleared, site plan

Lot 51- Sharpley- under construction with Hayes

Lot 52- Daniels- listed lot, no plans submitted, don't plan to build right now

Lot 54- Harris- dock completed, under construction

Lot 55- Farrar - contract with Hayes, clearing lot soon

Lot 58- Willse- contract with Eagle Homes

4. **Trailer Lot Expansion Update:** Drew reported that a company completed the work in May and the owners have been asked to move all trailers. Only one trailer remains and will be moved by June 18<sup>th</sup>. Trailer lot is almost full. Once it fills up we may have to limit how many trailers per lot/member. The question was raised to let owners park in their own septic fields if the trailers are hidden from view. Septic companies do not recommend parking trailers on fields. Agreed that it is not an option while there is still room in trailer lot.
5. **Pickleball Court Update:** Drew reported that Ben Harrison is paving the pickleball court on Monday, June 12<sup>th</sup>. Drew will get the net and posts. We may add a storage container later. There was an overpayment on gravel and the contractor is returning money to the POA. Drew discussed use of the court rules and policies. Mike will research online sign up for use via PRF website. Paul proposed having a committee to set up the rules. Drew will ask neighbors to be on the Pickleball court committee. A discussion about liability and giving our insurance carrier notice about the court. Emily is going to talk to Kim Rice our POA insurance carrier about adding it to our policy.
6. **Landscaping Committee:** Nancy reported the landscape committee met to discuss what to plant in the fall. Adding redbud trees to replace the dead trees at the entrance. Regis is going to investigate a nursery to pick up plants for the pickleball area. Regis is also going to look at redbud trees to purchase. The BPD members agreed on having a community planting day to replace trees and shrubs for pickleball court area. The group would prep the soil for the new planting area and plant shrubs and lay mulch. Nancy is going to get a quote from Martin as well. Nancy will work with Regis on the number and types of shrubs. The estimate to grade the entrance banks was \$11,000 so that has been tabled for now due to cost.
7. **Discussion of renewed safety and security:** Mike reported that to have service on a remote camera would cost \$10 per month with T-Mobile. Mike is going to research getting a camera for the front entrance that would recognize license plate numbers and what the cost would be.
8. **Rental Property Process:** Mike reported we can't legally prohibit renters in the community. Mike is working on a form for homeowners to have their renters complete so that we have a process in place if someone chooses to rent their home out. The forms would be available on our PRF website. Discussion on if having paperwork on renters would be effective. If the renters break community rules the owners of the property are responsible and can be fined by the POA (i.e.: parties, having too many guests). The cost to add the forms to our website will be a one-time cost of \$300. Motion made by Paul and second by Emily to approve \$300 for forms to be on the PRF on website that will need to be completed if a homeowner rents their home. Vote was taken one opposed and seven approved, the motion passed.
9. **Second mailbox cluster discussion:** When the mailboxes are filled up, we will need reorder a second set of boxes. Paul said the current mailboxes cost \$2100 back in 2018 and we would need to at least budget \$2500 for mailboxes. If needed, the POA would do a one-time assessment for the use of a mailbox.

**Next Meeting: POA Board Meeting: Sept 11<sup>th</sup>, 2022, at 3pm at Drew's home**

**Meeting adjourned 3:52 pm**