

MINUTES OF THE AUGUST 25, 2020 REGULAR BI-MONTHLY MEETING

of the

PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Due to COVID-19, the meeting was conducted via ZOOM

DIRECTORS PRESENT ONLINE: DiConcilio, Kilga, Pfof, Saginario, Smith

CALL TO ORDER: The regular bi-monthly meeting of the Piney-Z Homeowners Association was called to order on Zoom, Tuesday, August 25, 2020, at 6:33 P.M., once all parties were able to connect remotely by President Saginario.

GRIEVANCES TO THE BOARD: President Saginario recognized resident Greg Moran to speak for several minutes on grievances he has against the actions of the Board and an error in the minutes of the Annual Meeting (corrected later in this meeting).

RECOGNITION FOR OUTSTANDING SERVICE TO THE ASSOCIATION: President Saginario presented a Certificate of Appreciation for eight years of outstanding service on the Board of Directors of the Association to Diana Swegman, immediate past Secretary.

WELCOME TO NEW MEMBERS: President Saginario extended a warm welcome to Burenette Smith and Russell Pfof, new Board of Directors members.

ASSIGNMENT OF POSITIONS: President Saginario declared the following positions for the new Board of Directors – the offices of President (Sarginario), Vice President (DiConcilio), and Treasurer (Kilga) will remain the same; the responsibilities of the office of Committee Liaison will be assumed by Burenette Smith, and the responsibilities of the office of Secretary will be assumed by Russell Pfof.

MINUTES: The minutes of the July 21 Annual Meeting were reviewed. A correction was necessary: under the section “NOMINATION FOR THREE POSITIONS ON THE BOARD OF DIRECTORS”, second sentence should be changed to “Greg Moran was withdrawn due to ineligibility.” Motion by Kilga to accept the minutes of the July 21 Annual Meeting with the correction, second by Smith, passed unanimously.

FINANCIALS: The July 2020 Financial Report was reviewed. Homeowners had questions about the columns, the method and the math, Treasurer Kilga explained that the way it was done was accounting standard and custom, and showed that indeed the figures make sense. Motion by Kilga to accept the financial report, second by DiConcilio, passed unanimously.

COMMITTEE REPORTS:

ARCHITECTURAL CONTROL COMMITTEE: Written report submitted by acting committee chair Hayes showed nine requests were approved, including four new roofs, three new fences, two screened back porches, and permanent patio windows.

STANDARDS COMMITTEE: Written report submitted by committee chair Orgaz showed 51 friendly reminder postcards and four first violation letters were sent, but zero second violation letters.

APPEALS COMMITTEE: No report. A discussion ensued concerning repeated violation letters to a homeowner about parking vehicles on the lawn, and the homeowner's written responses. No additional violations have occurred so far, but the homeowner is adamant that he can and will perhaps in the future park vehicles on the lawn. Motion by DiConcilio, second by Pfof to respond to homeowner with a letter listing past violations, and stating additional violations will incur the normal fine of \$100 per day per violation. Passed unanimously.

OLD BUSINESS: The previously approved lawn maintenance contract received a long discussion among board members and homeowners, especially concerning the maintenance of common areas in Fieldcrest. It finally was decided that the bid from John Hurst Outdoor Services had already been approved in June, and therefore should be respected at least for this year. Pfof moved to change the term of the contract, which has not yet been signed, to one year instead of five years, and to specifically invite Fieldcrest residents to participate in discussions and rebid of the new contract next year, second by DiConcilio, passed unanimously.

The budget for the 2020-2021 fiscal year was discussed. The figures for the lawn maintenance contract had to be changed back to the approved numbers from the June meeting, and with those changes, DiConcilio moved to approve the budget as presented, seconded by Smith, passed unanimously.

NEW BUSINESS: DiConcilio moved to approve new committee members - Architectural Control Committee - Rick Hayes, Chairperson; Melanie May, Committee member; Venkat Golla, Committee member; seconded by Kilga, passed unanimously.

FORECLOSURE OF LIENS: A discussion ensued about the responsibilities of the HOA Board of Directors concerning foreclosure of liens on properties that have delinquent fee accounts. Our attorney recommended back on May 4, 2020, that the Board of Directors proceed to collection on the lien placed against "W" for nonpayment of maintenance fees. Following the instructions of our attorney, DiConcilio moved to foreclose the claim of lien, seconded by Kilga, passed unanimously. Also following the instructions of our attorney, DiConcilio moved to authorize our attorney D.J. Fredericks with Anderson, Givens and Fredericks, Attorneys-at-Law, to proceed with the foreclosure action, seconded by Kilga, passed unanimously.

Our attorney also recommended back on June 30, 2020, that the Board of Directors proceed to collection on the lien placed against "M" for non-payment of maintenance fees. President Saginario tabled this recommendation pending further information from the homeowner.

COMMUNITY SURVEY: President Saginario explained the need for a new homeowner and community survey since it has been a long time since our last survey and asked for volunteers to help design a survey to be accomplished through Survey Monkey. DiConcilio volunteered to work with President Saginario on the survey.

TIME AND DATE OF NEXT MEETING: The next regular bi-monthly meeting of the Piney-Z Homeowners Association is scheduled for 6:30 P.M., Tuesday, October 20, 2020, on Zoom due to the ongoing Covid-19 pandemic.

HOA Board Meetings

October 20, 2020, December 15, 2020, February 16, 2021, April 20, 2021, June 15, 2021, August 17, 2021

HOA Annual Meeting

July 20, 2021

Respectfully submitted by:

Russell Pfof, Secretary