

MINUTES OF THE JULY 19, 2022 ANNUAL MEETING
of the
PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney Z Lodge

DIRECTORS PRESENT: Gomez, Guyas, Pfof, Pratt, Saginario

DIRECTORS ABSENT: None

CALL TO ORDER: The 2022 annual meeting of the Piney-Z Homeowners Association was called to order by President Gomez in the Piney Z Lodge, Tuesday, July 19, 2022, at 7:00 p.m.. He welcomed all present including homeowners and representatives from Lewis Property Management.

President Gomez also provided proof of notice accomplished for the Annual Meeting through signs at each entrance, web site, social media announcements (including Facebook and NextDoor) and the newsletter.

NOMINATIONS FOR BOARD MEMBER VACANCIES - Three director vacancies exist on the Piney Z HOA Board as the terms of Committee Liaison Pratt, Secretary Pfof, and Treasurer Saginario have expired.

Nominating committee chair Guyas reported no intent to run forms have been received for the vacancies. Pratt and Pfof stated they are willing to run for another term on the board but would step aside should another homeowner wish to run. President Gomez then opened nominations from the floor by asking homeowners present if they had any further nominations. Homeowner Anne Parker stated that she would like to run.

Hearing no additional nominations from the floor, Saginario moved that nominations be closed, seconded by Guyas, passed unanimously.

With three nominations in hand for three vacancies on the Board, Guyas moved to elect the nominees by acclamation, seconded by Saginario, passed unanimously. Pratt and Pfof are returning for another two year term and Parker is a new member of the Piney Z Homeowners Association Board of Directors.

FINANCIALS: President Gomez pointed out the June 2022 Report of Cash Receipts and Expenditures included as a handout for everyone present. This Report is a quick summary of the financial situation of the HOA for the current year, showing actual expenditures compared to the budget and the difference. Guyas moved to accept the report, seconded by Pratt, passed unanimously. The June financials were then discussed – all expenditures were routine. Pratt moved to accept the June financials, seconded by Guyas, passed unanimously.

BUDGET FOR FISCAL YEAR 2022-23 - Saginario presented the proposed budget for the upcoming fiscal year included as a handout for everyone present. She explained the budget,

followed by discussion among board members and homeowners. She pointed out that the budget is a \$4,029 deficit budget, with big increases in utilities and insurance. The Board will attempt to bring it into balance at the August regular meeting.

SOCIAL COMMITTEE CALENDAR OF EVENTS - Social Committee chair McInnes discussed the first social event scheduled since the Covid 19 pandemic began – a *Back to School Bash/Supply Drive for Title 1 Schools* on July 31 from 1 to 5 p.m.. Guyas moved to approve the event, seconded by Saginario, passed unanimously. The tentative Piney-Z Calendar of Social Events for the next fiscal year (2022-23) included as a handout was then presented and discussed. Pfof suggested adding the traditional October and April neighborhood yard sale events to the calendar.

There being no more business to conduct for the annual meeting, Saginario moved to adjourn at 7:26 p.m. EDT, seconded by Guyas, passed unanimously.

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, August 16, 2022, in person at the Piney-Z Lodge.

HOA Board Meetings

August 16, 2022

Respectfully submitted by:

Russell Pfof, Secretary