

**MINUTES OF THE
DECEMBER 12, 2023, MEETING**

of the
PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney-Z Lodge

DIRECTORS PRESENT: Gomez, R. Pfof, W. Pfof, Whelan

DIRECTORS ABSENT: Pratt

CALL TO ORDER: The regular meeting of the Piney-Z Homeowners Association was called to order by President Gomez on Tuesday, December 12, 2023, at 6:30 p.m., he welcomed all present.

CONSENT AGENDA: President Gomez asked if there were any consent agenda items that should be removed for discussion; none heard.

ADDITIONAL CHANGES TO THE AGENDA AND APPROVAL OF THE MEETING

AGENDA: President Gomez asked if there were any changes or additions to the meeting agenda; W. Pfof stated he wanted to explain and discuss electronic banking options with Cadence Bank; it was added to the end of the agenda.

APPROVAL OF THE CONSENT AGENDA ITEMS: Whelan moved to approve the Consent Agenda (attached), seconded by W. Pfof, passed unanimously.

STANDARDS COMMITTEE: House numbers in Fieldcrest - President Gomez explained three houses in Fieldcrest have house numbers on garage doors, one even has the house number taped to the garage door. Several homeowners in Fieldcrest were present at the meeting. It was learned that these homeowners believe their house numbers are not easily visible for emergency responders or deliveries. After a lengthy discussion, the policy prohibiting house numbers on garage doors (which falls under architectural control committee guidelines for a uniform, consistent appearance) will remain as is – a recommended place for visible house numbers is on the eaves above the garage door or on the brick itself above the garage door. The HOA board will not dictate where house numbers must be placed but will enforce the guidelines for where house numbers must not be placed.

FINANCIAL REPORTS: The final financial report for fiscal year 2022-2023 (included below) was presented. W. Pfof moved to accept this report, seconded by Whelan, and passed unanimously.

President Gomez stated that the current year financial report included in the meeting packet has errors; it was received 30 minutes before the meeting, and therefore will not be approved until corrections are made.

CADENCE BANK FINANCIAL PROCESSING OPTION: W. Pfof explained an option for electronic processing and management of annual HOA payments used by nearly all of Lewis Property Management Company's clients through Cadence Bank. For a \$3 fee per home each year, the HOA would contract with Cadence Bank for electronic processing of payments (no matter if the homeowner writes a check manually or does electronic payment through their own bank or credit union) rather than the labor intensive manual process now in use for Piney-Z. He further explained that Lewis would give

the HOA a \$600 discount if we moved to the Cadence Bank system, plus current monthly bank service fees would also go away should the HOA move to the new system. Total costs per year would be:

756 doors in Piney-Z at \$3 per year	\$2,268
Lewis's discount	-\$600
Current bank service fees go away	-\$360
Total cost per year	\$1,308

After some discussion, including the fact that the HOA is in their third consecutive year of a deficit budget, President Gomez asked W. Pfof to present more information and analysis at the next meeting.

LANDSCAPE COMMITTEE: R. Pfof presented plans to re-landscape the Planters Ridge entrance, which is overgrown with exotic plants, some even invasive like Mexican petunia. His motion requested funds not to exceed (NTE) \$500 for John Hurst to pull out the old plants, NTE \$1000 for new plants, and NTE \$400 for John Hurst to grind stumps on the east side of Heritage Park Boulevard. He also requested approval for a \$1000 bid by George "Chip" Budd (who re-did the lighting systems at all three entrances a few years ago) to perform maintenance on the lighting systems, raise two lights at Heritage Park and six lights at Lone Feather, and add two up lights at Heritage Park for columns that formerly were lighted years ago but were left out at the most recent lighting replacement. W. Pfof seconded the motion, 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, February 20, 2024, at the Piney-Z lodge.

There being no more items on the agenda, Whelan made a motion to adjourn the meeting at 7:34 p.m., EST, seconded by Gomez. Unanimous approval.

HOA Board Meetings

February 20, 2024; April 16, 2024; June 18, 2024; and August 27, 2024, (moved due to the primaries).

HOA Annual Meeting

July 16, 2024

Respectfully submitted by:

Russell Pfof, Secretary

