

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES

January 15, 2011

Meeting called to order by President John Siefert at 6:00 PM at the island office.  
Other Board members present were Sam Gumbel, Treasurer, Mary Edwards, Secretary, and Dana Sutter,  
Vice President. Ray Smith, Director, absent.

MINUTES:

Motion was made by Dana to approve minutes of the Board meeting held on November 15, 2010  
without reading. Second by Mary. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements. Income over expenses for the year 2010 was \$3,276. Unpaid  
maintenance fees as of Dec. 32 were \$4,674. Collection actions are in progress.  
Actual results compared to budget for 2010 are very much in line. Interest earned for the year on  
Reserves was \$4,412.07.  
A motion was made by Sam to distribute the \$4,412.07 of interest money. \$815 to the Swimming Pool  
and Pool Building account and the balance to Reserve Contingency Fund. Second by Dana.  
Unanimously approved.  
A CD matured in December at BB&T Bank. The funds from that CD and  
the balance in a Money Market account at BB&T Bank were transferred to a Money Market at  
Mercantile Bank. The roof settlement check from GAF for \$13,822.40 was also deposited in the  
Money Market account at Mercantile.  
A motion was made by Dana to transfer \$50,000 from the Money Market account to the 5 yr. CD.  
Second by John. Unanimously approved.  
A motion was made by John to approve the Treasurer's Report. Second by Mary. Unanimously  
approved.

MANAGER'S REPORT:

Violations:

Pontoon boat owned by Gospel Island owner tied up to Dock 4-B. Owners were present at  
the meeting and requested that the boat be allowed to stay due to the low water levels  
making it impossible to put their boat at the GI dock.  
A motion was made by Dana to temporarily rent Dock space 4-B to the GI owner for \$20  
per month until water levels rise to allow dockage at the GI dock. Any future requests  
from other owners would be considered on an individual basis. Second by Sam.  
Unanimously approved.

Maintenance:

Sam reported that the boxwoods have been removed from the East entry. Red mulch will  
be installed at this entry this month and plants in March or April. The balance of the  
mulch in other common areas will be done in March after buildings are pressure cleaned.  
Lights are now working at the East front entry.  
Tree lifting complete along the lake.  
New pumps installed at pool. Variable speed pumps are being researched.

Screening:

New tenants in units 842 and 872 were screened and approved.

SOCIAL COMMITTEE:

Nancy Smith, Chairman, reported that the "happy hours" being held on the last Thursday of each month at 5:00 PM are going well. All welcome.

OLD BUSINESS:

Motion made by John to ratify phone vote to spend \$750 to install 4" PVC pipe under road for electric and irrigation lines from East to West side of Pritchard Island Rd. Second by Mary.

Unanimously approved.

Animal trap purchased but no complaints received about cats or other animals.

NEW BUSINESS:

Motion made by John to approve new three year contract with Neat & Tidy for landscape and lawn maintenance, and landscape pest control. A stipulation in the contract is that Jeff supervise his men closer. Second by Dana. Unanimously approved.

Motion made by Sam to approve all insurance presented by Van Allen Insurance. Second by John. Unanimously approved.

Motion made by John to pressure clean all buildings and walks. Also, one roof section to be cleaned so that Board can see results. Second by Mary. Unanimously approved.

Motion made by John to replace cracked and chipped tile on pool side of coping and to repair and stain deck. Second by Dana. Unanimously approved.

Motion made by John to have parking areas sealed and re-numbered. Guest parking curbs to be painted yellow. Maximum \$10,000 with Sam choosing company for work. Second by Dana. Unanimously approved.

There being no further business, the meeting was adjourned at 7:41 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES

February 21, 2011

Meeting called to order by President John Siefert at 6:00 PM at the island office.  
Other Board members present were Sam Gumbel, Treasurer, Mary Edwards, Secretary, Vice President,  
and Ray Smith, Director. Dana Sutter, Vice President, absent.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on January 17, 2011  
without reading. Second by Ray. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements. \$50,000 was transferred from our MM account to the 5 year CD.  
Expenses over income in January was due to the tree lifting done in December being paid for in January.  
Other items are in line.

A motion was made by John to approve the Treasurer's Report. Second by Ray. Unanimously approved.

MANAGER'S REPORT:

Violations:

Motion made by Ray to send a letter to an owner of a dog over 35 lbs., giving them until April  
1<sup>st</sup> to have the dog removed from the premises, per the request from the owner. Second by  
Mary. Unanimously approved.

Motion made by Ray to allow owner of another dog over 35 lbs. time to find a home for the  
dog as long as there are no complaints received and to review at the next meeting. Second  
by Mary. Unanimously approved.

Maintenance:

Pressure cleaning of buildings will begin on March 2.

Red mulch installed at East front entry.

After discussion, a motion was made by John to install variable speed pumps for the pool. Second  
by Ray. Unanimously approved.

Screening:

None.

SOCIAL COMMITTEE:

Nancy Smith, Chairman, reported that the "happy hours" are continuing to be held on the last  
Thursday of each month, 5:00 PM at the pool deck. All welcome.

OLD BUSINESS:

Sam reported that our insurance payment has been made and is in effect. Further negotiations with  
another company is in progress.

John made a motion that a new owner or tenant with dogs or cats must show proof of rabies vaccination,  
and renewals sent to the Association through Bottom Line Bookkeeping each year. Second by Mary.  
Unanimously approved.

NEW BUSINESS:

A request from a SAPIHA member to paint their house a different color from the existing was forwarded  
to the PIHA Board from the SAPIHA Board for consideration. A motion was made by John to approve  
the color submitted. Second by Ray. Vote results: Ray=yes, John=yes, Sam=no, Mary=no. Tie vote  
resulting in non-approval.

There being no further business, the meeting was adjourned at 6:58 PM.  
Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES

March 21, 2011

Meeting called to order by President John Siefert at 6:00 PM at the island office.  
Other Board members present were Sam Gumbel, Treasurer, Mary Edwards, Secretary, Vice President, and Dana Sutter, Vice President. Ray Smith, Director, absent.

Mary Edwards stated that she has decided to resign from the Board of Directors. Her resignation was accepted with appreciation for her service as Director and Secretary.

A motion was made by Sam to appoint Jim Edwards as the new Director. Second by John.  
Unanimously approved.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on February 21, 2011 without reading. Second by John. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements. Four members are more than two months late in paying their maintenance fees. Action, per the Documents, is being taken. All items compared to the budget in line as expected.

A motion was made by Dana to approve the Treasurer's Report. Second by Jim. Unanimously approved.

MANAGER'S REPORT:

Violations:

The status of dog size violations are as follows:

932—The dog is no longer in the unit.

918—Occupant called objecting to the letter and said he would be at the meeting. Not present.

864—No reply.

Sam was instructed to write another letter to the two owners allowing them until April 15 to make arrangements for the dogs to be removed. If not removed, the Board will consider further action at the next Board meeting.

Maintenance:

Two new variable speed pumps for the pool should be installed next week.

Eight door steps will be repaired this week.

Plants at the East front entry will be installed in April.

Pressure cleaning of buildings completed. Pool deck will be stained this week.

Motion made by Sam to have roofs cleaned. Second by John. Unanimously approved.

Screening:

New occupant in unit 918 interviewed and approved with note of oversized dog.

New tenants in 834 interviewed and approved.

SOCIAL COMMITTEE:

Nancy Smith, Chairman, reported that the "happy hours" are continuing to be held on the last Thursday of each month, 5:00 PM at the pool deck. 27 attended the February event.

Sam to purchase another serving table.

OLD BUSINESS:

Sam still refining proposal received by State Wide Condo. Insurance Co.

Consideration of a rule requiring proof of vaccinations for all pets was tabled to next meeting.

Discussion concerning SAPIHA house paint colors resulted in the subject being tabled to the next meeting.

NEW BUSINESS:

Nancy Smith requested that a plant committee be formed to install the flowers inside the circular areas of the front entry planters. Sam made a motion that the committee be formed with names submitted by Nancy. Second by John. Unanimously approved.

Sam made a motion to have the tennis court re-surfaced. Second by John. Unanimously approved.

A request was submitted by unit 842 to add a screen door to their unit and to add a block patio to the rear of their current patio in the standard 4' by the width of the patio. Sam made a motion to approve the request. Second by John. Unanimously approved.

There being no further business, the meeting was adjourned at 7:15 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES

April 18, 2011

Meeting called to order by President John Siefert at 6:00 PM at the island office.  
Other Board members present were Dana Sutter, Vice President, Sam Gumbel, Treasurer, Jim Edwards, Director, and Ray Smith, Director.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on March 21, 2011 without reading. Second by Ray. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements. Some items compared to the budget are out of line due to the number of projects under way which will slow down by June. The \$10,000 loan from Reserves to Operating has been paid back.

A motion was made by Ray to approve the Treasurer's Report. Second by John. Unanimously approved.

MANAGER'S REPORT:

Violations:

Letter has been sent to owner of 864 that his unit is in violation of dog size. No reply.

Letter has been sent to occupant of unit 918 that his unit is in violation of dog size. No reply.

Jim made motion to impose a fine of \$100 on unit 864 and \$100 on unit 918. Second by Ray. Unanimously approved.

Maintenance:

Two new variable speed pumps for the pool have been installed. Another \$500 was approved by Sam to increase water flow efficiency through valves and pipes by installing new. This should reduce the power usage by as much as 80%, resulting in an approximately one year payback.

Eight door steps were repaired and eight entry lights were replaced.

Roof shingles have been cleaned. Pool building and meeting building have been pressure cleaned.

Pool deck has been pressure cleaned, cracks filled, and stained. Pool walk entry lights have been painted.

Motion made by Dana to ratify phone vote to approve painting of fascias on buildings B thru H for a total of \$3,150 and to increase this to \$4,550, or \$200 more per building, for a total of \$4,550.

Second by Ray. Unanimously approved.

Parking areas will be sealed, re-stripped and numbered in the middle of May. Motion made by Jim to pressure clean the parking bumpers, paint the unit spots with white stripes and white bumpers, and paint the guest spots with yellow stripes and yellow bumpers, for a total cost of \$450. Second by Ray. Unanimously approved.

Red mulch installation completed.

Light color vinyl straps on eight pool lounges replaced due to discoloration.

Roof shingles and 2 skylights replaced on rear of units 840/842. Also on 920/930.

Screening:

None.

SOCIAL COMMITTEE:

Nancy Smith, Chairman, reported that the "Happy Hour" will be changed in May to a Memorial Day Brunch. Notices will be posted.

OLD BUSINESS:

Sam instructed to add that a proof of vaccination form for dogs requirement be added to the interview form for new owners and tenants.

Discussion concerning SAPIHA house paint colors resulted in the subject being tabled to the next meeting. Suggestion to use Gospel Island paint colors for SAPIHA tabled to next meeting. Sam reported that the tennis court re-surfacing is still under bidding process.

NEW BUSINESS:

Motion made by Ray to replace auto fill, replace chlorinator, replace coping tile and new tile to meet code.

Second by Jim. Unanimously approved.

A suggestion to give pool service contract to a new company was left to Sam's discretion.

A discussion of charging SAPIHA for 50% of asphalt accesses used by both SAPIHA & PIHA was held.

Sam was instructed to determine what portion should be charged and present to SAPIHA.

There being no further business, the meeting was adjourned at 7:05 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES

May 16, 2011

Meeting called to order by President John Siefert at 6:00 PM at the island office.  
Other Board members present were Dana Sutter, Vice President, Sam Gumbel, Treasurer, Jim Edwards, Director, and Ray Smith, Director.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on April 18, 2011 without reading. Second by Ray. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements. \$10,000 loaned back to Operating from Reserves to help cover 2<sup>nd</sup> insurance installment. Point made that late maintenance fees are increasing.  
A motion was made by John to approve the Treasurer's Report. Second by Jim. Unanimously approved.

MANAGER'S REPORT:

Violations:

Occupant of unit 918 called and said his dog is no longer in the unit.

Maintenance:

Pool tile on coping and new depth tiles to meet current code completed.

Painting of fascias on buildings B thru H completed. Approval given by Sam to paint fascias of pool building and to paint meeting building. Both completed. Wall and shutter repairs almost finished.

Tennis court re-surfacing with start Tuesday, May 17.

Re-sealing portion of parking to be charged to SAPIHA determined to be \$704. SAPIHA will also pay for the re-sealing of drive access to units 810, 812, and 814 for \$575.

Screening:

New owner for unit 830 interviewed..

OLD BUSINESS:

Sam made a motion to adopt house paint colors approved for Gospel Island homes for SAPIHA. No approval needed if owner is painting home the existing colors. Any change in color requires approval of the PIHA Board. Second by John. Unanimously approved.

Sam reported that replacement of auto fill and chlorinator replacement approved at last meeting is not needed at this time.

NEW BUSINESS:

None.

There being no further business, the meeting was adjourned at 7:05 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager



PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES

June 20, 2011

Meeting called to order by President John Siefert at 6:00 PM at the island office.  
Other Board members present were Dana Sutter, Vice President, Sam Gumbel, Treasurer, Jim Edwards, Director.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on May 16, 2011 without reading. Second by Ray. Unanimously approved.

TREASURER'S REPORT:

Sam reported that all of this years improvements have been paid for except for \$1000 balance for coping tile. There is \$15,623 in expenses over income, but this should be coming down for the rest of the year. An estimate of items over and under budget for the balance of the year was presented.

A motion was made by Jim to approve the Treasurer's Report. Second by Dana. Unanimously approved.

MANAGER'S REPORT:

Violations:

A motion was made by Sam to form a fining committee consisting of Maxine Helmers, Jeff Tyson, and Nelda Yavorsky. Second by John. Unanimously approved.

Sam requested that observed violations reported to him or the Board be in writing with specifics.

Maintenance:

All major improvements for 2011 have been completed. PIHA building cleaned including roofs. Facias painted and repairs to walls and shutters completed. Pool deck stained, new coping tile installed, new variable speed pumps installed. Meeting building cleaned and painted. Parking areas sealed and re-marked. Tennis court re-sealed.

Screening:

New tenant for unit 928 interviewed..

OLD BUSINESS:

Motion made by John to have meter and irrigation system installed at the North entry at a total cost not to exceed \$3000. Plant installation tabled at this time due to extreme drought. Plan submitted for cost of remaining improvements to be shared equally by all unit owners. Total cost not to exceed \$5,000. Motion subject to agreement from SAPIHA and Gospel Island. Second by Dana. Unanimously approved.

NEW BUSINESS:

Jim pointed out problems with Neat and Tidy service. Gutters seem to be full of debris. Sam to talk to Jeff.

Request from new owner of unit 826 to use golf cart to get to pool due to disability. Sam made a motion to accept the request. Second by John. Unanimously approved.

Motion made by Sam to pressure clean entry columns, fence and walls, and to paint the concrete post caps white. Second by Dana. Unanimously approved.

MEETING OPEN TO MEMBERS:

Owner of 924 noted that plants at trash cans in front of his unit not doing well. Sam will talk to Jeff.

Also noted that someone is letting air out of tires in neighborhood. A discussion was held concerning nuisance noise between units.

Report of improper parking in guest spots in front of 874. Sam to handle.

There being no further business, the meeting was adjourned at 6:45 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES

July 18, 2011

Meeting called to order by President John Siefert at 6:00 PM at the island office. Other Board members present were Dana Sutter, Vice President, and Sam Gumbel, Treasurer.

John notified the Board that Jim Edwards has resigned from the Board effective immediately. John made a motion to appoint Bob Clemons as a Director until the Annual Meeting in November. Second by Dana. Unanimously approved.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on June 20, 2011 without reading. Second by Bob. Unanimously approved.

TREASURER'S REPORT:

Sam reported that unpaid and prepaid maintenance fees are remaining about the same as last month. There was a \$2,200 net income for the month. A 45% reduction in the pool electric bill occurred in the May to June period. This is due to the variable speed pumps installed this spring.

MANAGER'S REPORT:

Violations:

The fining committee met on July 13<sup>th</sup> and approved the fine imposed by the Board on Unit 864. At the request of the owner, and subject to the Board's approval, the imposition of the fine will commence on the 15<sup>th</sup> of August, 2011 if the violation has not been corrected. Motion made by John to approve the request. Second by Sam. Unanimously approved.

Maintenance:

Roof replaced on unit 882. Unit 876/878 dead valley re-roofed and siding in the valley removed, waterproofing installed, and siding re-installed. Front entry fences pressure cleaned and post concrete caps painted white.

Screening:

New tenant interviewed for unit 890 interviewed and new owner for unit 840 interviewed.

OLD BUSINESS:

Sam reported that the water meter for North entry should be installed by the end of the month. SAPIHA and Gospel Island Boards have agreed to share on a per unit bases the remaining expenses to complete the improvements.

NEW BUSINESS:

Request received from owner of unit 812, SAPIHA, to add concrete to provide two spots in front of his unit, and/or install parking on the North side of his access road, using common area for the addition. Board agreed to use of common area subject to drawings and permit requirements being submitted to the Board for approval. This includes the possible widening of the asphalt access road.

There being no further business, the meeting was adjourned at 6:40 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES

August 15, 2011

Meeting called to order by President John Siefert at 6:00 PM at the island office. Other Board members present were Dana Sutter, Vice President, Sam Gumbel, Treasurer, and Bob Clemons, Director.

MINUTES:

Motion was made by John to approve minutes of the Board meeting held on July 18, 2011 without reading. Second by Dana. Unanimously approved.

TREASURER'S REPORT:

Sam reported that there was a \$1,084 net income for the month. Positive numbers should continue for the remainder of the year. A 53% reduction in the pool electric bill occurred in June.

Sam was instructed to consult an attorney concerning foreclosures by the Association on units with delinquent assessments where liens have been filed.

Motion by John to accept the Treasurer's report. Second by Dana. Unanimously approved.

MANAGER'S REPORT:

Violations:

Two warnings issued for trash out early.

Maintenance:

Hemp rope purchased for dock #7. Jeff to install next week. Authorization given to make new Letters for the South front entry.

Screening:

None.

OLD BUSINESS:

Sam reported that the water connection for North entry has been installed. Water meter should be installed in the next few days. The irrigation installation will be ordered as soon as water meter is complete.

NEW BUSINESS:

A discussion was held concerning a growing problem with the unit owners insurance for the interior of their units. Sam will report back to the Board as information becomes available.

Sam was instructed to remove the "NO PARKING ON GRASS" signs rather than have them replaced.

There being no further business, the meeting was adjourned at 6:30 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

NO QUARANTINE  
NO MEETING

AGENDA  
PIHA BOARD OF DIRECTORS MEETING  
September 18, 2011

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES  
August 19, 2011

TREASURERS REPORT

52% savings in electric charges at the pool for the month of July. One hour added to down time in Sept.  
\$763.03 of meter installation at North entry invoiced to SAPIHA & GI in September.  
Net income for July is \$871.73. Deficit year to date is \$11,482.52. The high deficit for the year was \$15,211.56 at the end of July.

MANAGERS REPORT

Violations:

Dog from unit 864 was back for one week. Now gone.

Maintenance:

Hemp rope replaced on unit 946 dock.

Bad letters on the walls of the South entry will be replaced this week.

Underground gutter drain replaced behind unit 882.

Screenings:

New tenants interviewed for units 832 and 834.

New owner interviewed for unit 826.

OLD BUSINESS

North entry irrigation to be installed in about two weeks.

North entry plants and signs need approval to proceed.

"NO PARKING ON GRASS" signs removed.

Denise Lyn, attorney, said that if the Association forecloses on a unit and sells the unit, the first mortgage holder gets paid from the proceeds before the Association.

NEW BUSINESS

Five replies to nomination letter received.

Drain and pipe needed to stop continuing washout between building G & H.

OPEN TO MEMBERS

ADJOURN

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES

October 17, 2011

Meeting called to order by Vice President Dana Sutter at 6:00 PM at the island office. Other Board members Sam Gumbel, Treasurer, and Bob Clemons, Director.

Sam made a motion to remove Ray Smith from the Board as he is no longer attending meetings.

Second by Dana. Unanimously approved.

Bob Clemons resigned from the Board and his resignation was accepted.

Sam made a motion to appoint Jim Edwards and Scott Elzinga to the Board. Second by Dana.

MINUTES:

Motion was made by Jim to approve minutes of the Board meeting held on August 19, 2011 without reading. Second by Scott. Unanimously approved.

No meeting was held in September due to the lack of a quorum.

TREASURER'S REPORT:

Sam reported that there was a net income of \$871.73 for the month of August, and \$2,628 for September. There is a deficit for the year of \$8,855 through September. The deficit was \$15,211.56 at the end of July. The improvement should continue through the rest of the year.

A discussion was held concerning late maintenance fee payments for three units, all of which have liens filed against them.

A motion was made by Sam to accept the Treasurer's report. Second by Jim. Unanimously approved.

MANAGER'S REPORT:

Violations:

None reported.

Maintenance:

Hemp rope rail has been replaced on unit 964 dock.

Weathered letters on the walls of the South entry have been replaced.

Underground gutter drain replaced behind unit 882.

Annuals at South entry and 20 more laurel pedelums at trash cans will be installed tomorrow.

Seco called to repair security light at pool deck.

A request was made for Sam to get a quote for plastic letters to replace the wood on the entry walls.

Screening:

New tenant interviewed for unit 832 and 834.

OLD BUSINESS:

The water meter and irrigation system has been installed at the North entry. A faucet was installed at the South entry to allow watering of the annuals separate from the irrigation system.

A motion was made by Jim to install the plants at the North entry. Second by Scott. Unanimously approved.

"No PARKING ON GRASS" signs have been removed and not replaced per Board's instruction.

Denise Lyn, Attorney, was consulted concerning the Association foreclosing on a unit for non-payment of maintenance fees. If the Association forecloses and sells the unit, the first mortgage holder is paid and then the Association is paid. This information was gathered per the Board's request.

NEW BUSINESS:

Five replies to nomination letter received. Nine nominations. Five accepted. No elections needed. The person that maintains the rest rooms and pool area has resigned. Sam proposed that he be allowed to take over this responsibility for \$30 per cleaning. Seconded by Jim. Unanimously approved. The Budget for 2012 was presented by Sam and discussed. The final approval will be at the Board meeting on November 21, 2011

There being no further business, the meeting was adjourned at 6:35 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNER'S ASSOC., INC.  
ANNUAL MEMBERS MEETING  
MINUTES  
November 21, 2011

The meeting was called to order at 6:00 PM.

A motion was made by Sam Gumbel to appoint John Seifert as Chairperson. Second by Dana Sutter. Unanimously approved.

A motion was made by Sam Gumbel to approve the November 15, 2010 Members' Meeting minutes without reading. Second by Dana Sutter. Unanimously approved.

A quorum was established with 10 members present and 27 verified proxies received, and members present of 7, totaling 34.

APPOINTMENT OF DIRECTORS:

Five members accepted a nomination to the Board out of nine nominations received. No election, therefore, was needed. They are also the existing Directors.

Sam Gumbel made a motion to accept the five by acclamation. Second by John Seifert. Unanimously approved by all members and proxies present. The Directors for 2012 will be:

John Seifert  
Scott Hanson  
Dana Sutter  
Jim Edwards  
Sam Gumbel

NEW BUSINESS:

A motion was made by Sam Gumbel to finance our insurance premiums with the Associations Reserve funds for the year 2012, with 2.8% interest to be paid by Operating to Reserves. The maximum would be \$50,0000. Second by Dana Sutter. Unanimously approved by all members present and proxies.

Meeting adjourned at 6:15 PM.

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES

November 21, 2011

Meeting called to order 6:30 PM by Director John Siefert.

Directors present were John Siefert, Dana Sutter, Jim Edwards, Scott Hanson, and Sam Gumbel.

Sam made a motion that John Siefert chair the meeting. Second by Dana. Unanimously approved.

ELECTION OF OFFICERS:

Sam made a motion that John Siefert as President, Dana Sutter as Vice-President, and Sam Gumbel as Treasurer retain their offices from the past Board, and nominates Scott Hanson as Secretary. Second by Dana. Unanimously approved.

MINUTES:

Motion was made by Jim to approve minutes of the Board meeting held on October 17, 2011 without reading. Second by Scott. Unanimously approved.

TREASURER'S REPORT:

Sam reported that there was a net loss of \$1026.16 for the month of October due to lawn maintenance, pest control and landscape improvements charges. Deficit through October was \$9,881.14. Deficit was \$15,211.56 at the end of July which point it at the highest for the year. A motion was made by Jim to accept the Treasurer's report. Second by Scott. Unanimously approved.

MANAGER'S REPORT:

Violations:

None reported.

Maintenance:

Letters on the walls of both entries have been painted.

Annuals at South entry have been installed and 20 laurel pedelums have been installed around the trash cans.

Seco called repaired security light at pool deck.

New grab bar installed in trades restroom and damaged tile replaced in men's restroom.

Screening:

None.

OLD BUSINESS:

Landscaping installed at the North entry. Annual flowers at both entries are not doing good.

Sam suggested to appoint a flower committee to maintain the annuals, chaired by Nancy Smith.

A maximum budget of \$1,000 was recommended. Dana made a motion to accept the suggestion. Second by Jim. Unanimously approved.

The final budget for 2012 was discussed. A motion was made by Jim to accept the budget as submitted, setting the PIHA rate at \$205 per unit per month. Second by Scott. Unanimously approved.

Per a request at the last meeting, the price of replace the letters at the front entries with plastic would be \$3,000 including installation. No action taken.

NEW BUSINESS:

Motion made by Sam to authorize all Directors to sign on the checking and CD accounts. Second



by Dana. Unanimously approved.  
Sam requested that another \$20,000 be approved for roof replacement and repairs, to be used at his discretion without further Board approval. Motion made by Jim to accept his request. Second by Dana. Unanimously approved.  
A drain system from the parking lot to the burm between buildings G & H was recommended by Sam. The cost would be \$1,200. This should correct the continuing washouts. Motion made by Jim to accept the recommendation. Second by Scott. Unanimously approved.  
Suggestion made to pressure clean and paint the trash cans the same color as the red mulch at a cost of \$700. Board requested that one be done to see how it looks.  
Suggestion to paint the trash can protective concrete curbs white tabled.

There being no further business, the meeting was adjourned at 7:10 PM

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager