

MINUTES
Pritchard Island Homeowner's Association, Inc.
General Board of Directors Meeting
January 21, 2021, via Zoom

Call to Order: 6:44p.m. By: president, Tommy McCombs

<u>Roll Call:</u>	President	Tommy McCombs	<u> X </u>
	Vice President	Karen Elzinga	<u> X </u>
	Secretary	Daniel Blattner, Esq.	<u> X </u>
	Treasurer	Virgil Stacy, III	<u> X </u>
	Director	Jesse Cook	<u> X </u>

Approval of December 2020 Treasurer Report:

Secretary motioned to approve. President seconded the motion; approved 5-0.

Approval of December 09 Special Board Meeting Minutes:

Tommy motioned to approve. Treasurer seconded the motion; approved 4-1.

Old Business:

A-1 Bug Out Pest Control:

Treasurer confirmed that the annual contract has been cancelled. Treasurer to obtain written verification and submit to the board for filing.

Building G Drain Line Annual Maintenance:

No update provided/vote taken.

#920-924:

No update provided/vote taken.

Tree Lifting:

President to discuss with Jeff/Neat N' Tidy.

Building B Siding:

Status report: about halfway complete; ETA for completion: end of the month.

Entrance Walls:

Status report: about halfway complete; ETA for completion: end of the month. Treasurer to contact Falon to schedule reinstallation once the entrance walls are actually complete.

Entrance Way Timers:

PIHA to revisit once the entrance ways are fully complete and finances with Gospel Island are agreed upon (see below). President provided estimate of \$60-70, exc. install.

#876; front stoop needs repair:

President to discuss with Jeff/Neat N' Tidy; Vice President to contact Al Turner for bid. Vice President to share bid with board.

#820; active leak:

No update provided/vote taken. Treasurer reminded the board that members should not make any modifications and repairs to roofs without board approval. President to visit #820 the next time it rains to inspect leak.

Auto-draft set-up:

Treasurer advised that auto-drafts won't be set up.

Map Tubes:

Treasurer advised that he is acquiring them.

Oct 12 Pool Inspection Report:

Treasurer advised it has been properly posted.

Pool chemicals:

President has acquired them and will distribute to the volunteers handling the daily testing.

Storage:

Director and Secretary to test Bitrix and Google Drive to determine efficiency of both.

New Business:

#912; January 6 Courtesy letter:

With member dissenting, board informally agreed to extend a two-week grace period. Vice President agreed to help residents of #912 clean-up. Reinspection date extended to February 19, 2021. No formal vote taken.

Anonymous member requested variance/exception for 100-pound dog:

President motioned to disapprove variance/exception. Vice President seconded the motion; approved 4-1. President to provide member's written request to Secretary. Secretary to advise member of board's denial.

#880-882; active leaks:

Treasurer to obtain two bids; one of which from Frankart, and to share with the board, via e-mail.

#920; Skylight Leak:

Frankart inspected; Frankart would include with #880-882.

#846:

President to inspect.

#864; fill-in material:

President to discuss with Jeff/Neat N' Tidy.

#836; painting:

President resolved.

Building B; Paramount Gutters:

Estimated installation date: Feb 22

Shared/Common Expenses:

PIHA and Gospel Island ("GIHOA") to sign an agreement, valid through November, 30 2021; whereas, GIHOA shall be entitled to the following from PIHA:

- To receive an accounting of the shared reserves
- To be contacted for estimates over \$300
- To receive a copy of all invoices pertaining to shared reserves, and
- That at least two estimates will be obtained for major repairs

After board discussion, Treasurer motioned to approve the agreement. Secretary seconded the motion; approved 4-1.

Treasurer Vacancy:

Potential vacancy date: EOM February 2021. One potential replacement discussed. Treasurer to work with her between now and the next board meeting. The board to discuss on Feb 18. Regarding Intent to Sale/Lease templates, Vice President to provide to Treasurer; Treasurer to upload to website.

Board Certifications:

President reminded the board to provide board certifications to Secretary.

Open Discussion:

(#820) reminded the board that he still has an active leak.

Adjourn:

At 8:14p.m., President motioned to adjourn; Vice President seconded the motion; approved 5-0.

Next General Board Meeting: February 18, 2021, 6:30p.m., via Zoom.

Respectfully,

Daniel Blattner, Esq.
Pritchard Island HOA
Secretary 2021
President 2020