

Pritchard Island Homeowners' Association
General Directors' Meeting
June 16, 2022

President Karen Elzinga called the meeting to order at 6:28pm.
The meeting convened in the Records Building.

Roll Call:

Karen Elzinga-President, Bob Fugatt-Vice President, Sonia Valencia-Treasure,
Tommy McCombs-Secretary, Todd Wills-Director. All directors were present.

Approval of May, 2022 Minutes:

Sonia Valencia made a motion to approve the minutes. Bob Fugatt seconded
the motion. Motion approved.

Treasurer's Report:

Sonia Valencia gave the Treasurer's Report.

Our Reserve Accounts are all in the black. Helping is the fact that we have had
none of the usual roofs to replace etc. Our biggest expense to date was our
insurance that was paid in May.

Old Business:

Tommy McCombs reported on the status of the annual boat docking fees. After
discussing this with our bookkeepers, he reported their advice was to let this go.
According to our accountant, we would have to pay taxes on these funds. After
some discussion, the board agreed to retract their vote to charge the docking
fee. There will be no docking fee .

Todd Wills brought up the past discussion concerning our web page. He
expressed his concern that emails directed to the board through the web page
were not being answered. We have no designated person to manage the web
page. Todd suggested that instead of a web answer to any enquiries or
suggestions from members to the web we direct members to write a letter to the

board % Integrity. That address would be on the web page. Integrity would then pass the letters on to the board.

Todd also took up last month's discussion about using some other material than mulch around our bushes and trees. It was decided that river rock would be the best option. In time it would pay for itself as we would not be paying for mulch 2-3 times a year. It would be attractive and neat. Board agreed that Todd will explore the cost and report back to the board.

New Business:

Sonia brought up the need to rewrite and organize our violations letters. Harriet McCombs volunteered to write form letters for the boards' approval.

Karen reported on the following topics:

1. The latest Health Department inspection included the following infractions of which Karen has resolved.

- a. Fire extinguisher brought up to date.
- b. The new pool chlorinator has been installed.
- c. The sign beside the pool gate must be revised.
- d. A new chlorine test kit must be purchased.

Karen is looking for an HOA attorney to finalize and record the changes in a few documents that were voted on and approved by a majority of the members.

Other new Business:

The board voted to replace the roof over unit #910.

At this time the meeting was opened to members.

As there was no response, Karen closed the meeting at 7:07pm.

The next meeting will be July 21, 2022.

Respectfully submitted,
PIHA Board of Directors

