

**Pritchard Island Homeowners' Association
General Directors' Meeting
July, 21, 2022**

The meeting was called to order by President Karen Elzinga at 6:30pm.

Roll Call:

Karen Elzinga, Bob Fugatt, Sonia Valencia, Todd Wiils were all present.
Tommy McCombs was absent.

Approval of June, 2022 minutes:

The minutes were approved by a majority vote.

Treasurer's Report:

Sonia Valencia gave the treasurer's report. Two owners are still behind in their dues. As to date there is \$24,161.12 in our checking account...\$187,719.32 in our Money Market account...\$89,995.19 in our shared account. The report was approved by a majority vote.

Old Business:

The board continues to search for an HOA attorney to edit and file the changes made to our documents. If anyone knows of an HOA attorney, please let Karen know.

The option of using river rock instead of mulch is still on the table. The drawback is the cost of rock versus the cost of mulch. Mulch must be bought at least once a year at a cost of \$5000.00 while rock is more durable and does not need replacing. Rock is permanent but costly. It would be possible to rock one building at a time each year. This would take 7 years in all. The idea to open a reserve account to save the money for the project was proposed. Decision yet to be made.

Nancy Smith of SAPIHA will fill out the paper work to remove the tortoises from under the tennis court. After removing, the holes will be filled with rocks and secured.

The Health Department has ordered us to buy a new sign for the pool.

Community Garden discussion. The board feels that a community garden would not be advisable for several reasons. We do not have irrigation. The summer heat is a complication as few people would want to dig around in a garden in 90 degree weather. It is not likely that enough people would be interested to justify having a garden. Location would be a problem. The board dropped this idea.

Sapiha members replaced boards on a dock that are not the proper wood. Any improvements made to the docks need approval from Sapiha board.

Sapiha president will try to obtain a permit to have the dense grass around their docks cut.

Update on using rock instead of mulch: The costs per year for mulch is \$5000.00. The cost of rock for one building would conservatively \$5000.00 per building. Should the board do one building at a time? This is a possibility, but could take up to seven more years to complete. An option would be to open a reserve account to build up the funds to do them faster. Still under consideration.

The need for owners/hoa's to obtain wind mitigation reports has been brought to the attention of the board. Karen and Sonia reported on what this is and how it affects us. Insurance Companies are beginning to ask prospective buyers and sellers to produce these reports. The logic is to cover the costs of any wind damage to roofs as in the case of a hurricane. Our Insurance company expects this to become an extra expenditure next year. If we did this before the fact, it could be done for \$75.00 per unit. To be decided later.

New Business:

The new pool sign has been installed per the Health Department at a cost of \$75.00.

Unit #930 has had its roof replaced.

Unit #____ has had its roof replaced.

Construction on the new pool will begin in October to allow as much usage as possible before it's closed. There is a \$3,000.00 deposit to be made now.

The pool has had to have 26 grids replaced at the costs of \$850.00 in order to satisfy the health department.

Gospel Island residents Dottie and Chris Cailliet have volunteered to have the pool lounge chairs restriped.

A piha member reported a possible dangerous slope behind his lanai. The board discussed various solutions to alleviate the problem. A rail and plantings are both viable plans to block the slope.

Tommy and Todd replaced the entry way breaker. They also dug the ditch for the electrician to lay the new wiring. The total shared cost for the electrician \$590.00.

Todd has proposed that the board take lessons to learn to manage the web page. Members agreed to be taught. Todd will look into mediums available for lessons.

One unit drain has been cleaned for \$50.00.

At this time the meeting was turned over to any members who would like to speak.

As no members spoke the meeting was adjourned at _____pm.

Future meetings will be held in the records building every third Thursday at 6:30pm until further notice.

Respectfully Submitted,
Your PIHA Board of Directors