

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION
GENERAL DIRECTORS MEETING
JANUARY 19, 2023
MINUTES

President Todd Wills called the meeting to order at 6:30 pm.

ROLL CALL:

Todd Wills-President, Tommy McCombs-Vice President, Christine Kostis- Secretary, Sonia Valencia-Treasure, Bob Fugatt-Director.

All directors present.

Vote to approve November, 2022 minutes. Sonia Valencia made the motion to approve the minutes. Bob Fugatt seconded the motion. Five yes votes approved the minutes.

TREASURER'S REPORT:

Treasurer Sonia Valencia gave the treasurer's report as follows:

Checking Account-\$41,438.50 Money Market Account-\$238,863.51

Shared Account-\$61,191.39

We have 12 members overdue with their monthly dues. The decision was made to charge \$25.00 per month plus interests for every month overdue beginning in March 2023. Notices will be sent to members who are overdue.

OLD BUSINESS:

Todd reported that building G's sewer line has not been flushed and proposed that the board consider flushing all building sewer lines as preventative maintenance. Todd made the motion. Christi Kostis, Sonia Valencia and Bob Fugatt voted yes. Tommy McCombs opposed the action feeling it is an unnecessary expense.

NEW BUSINESS:

1.ROOFING:

Todd proposed a roofing initiative that would space new roofing projects on a spectrum that would eventually put all new roofs on a ten year schedule. This would give us a structured plan that would aid budgeting as well as assist new boards in understanding the gradation of our most expensive obligation. The plan would begin with the oldest roofs.

Unit #850 is scheduled for a new roof next week.

Unit #928 asked for repair with a rotted gap in the fascia of his roof. The fascia has been repaired.

2.MULCH:

Todd proposed to the board that they buy 280 bags of mulch from Lowes at \$2.88 per bag and mulch the fronts of buildings only. The cost would be \$1000.00. The common areas have plenty of mulch at this time. Volunteers would put the mulch down.

3.POOL:

The City Health Department ordered us to remove the mosaic turtles in the new pool. They are not allowed in public pools and we are a public pool as our pool is located among homes. The cost of removal was \$950.00. No one knew the mosaics were not allowed. FiberTech who suggested the turtles took no responsibility.

4.TENNIS COURT:

The tennis court net has fallen. Todd tied it back to the supports. At this time a new net has not been discussed.

5.ASPHALT:

It is time to asphalt/stripe our parking areas. Todd secured two bids. One was \$28,000.00 and the other \$17,400.00. Sonia made the motion to accept the \$17,400.00 bid. Bob seconded the motion. The motion was carried. Todd will contact Shields Asphalt and Company to accept their bid.

6.INQUIRIES:

The owner of units #880 and #882 has requested permission to have the chimney to his units removed from the roof at his expense due to constant problems with leaking. There will have to be some research on the request as this would entail an architectural revision.

7.Unit# 824 reported dog excrement in her yard. This irresponsibility of certain dog owners continues to be a major problem. If anyone sees a dog owner leaving those presents anywhere on the common grounds, if possible, take a picture of the person and give it to any board member to take financial action(fines) against the dog owner.

MEETING OPEN TO MEMBERS:

As there were no comments from members as well as no more board business to discuss, Todd closed the meeting at 7:41pm.

The next meeting will be February 16, 2023 at 6:30pm. The meeting will be a teleconference. See information on our web page.

Respectfully submitted,
PIHA Board of Directors