

PINE MOUNTAIN PROPERTY OWNERS ASSOCIATION

Meeting Minutes for: August 15, 2023 Working Board Meeting

Opening: A meeting of the Pine Mountain Property Owners Association was called to order by Edie Stitt at 7:00 pm, on August 15, 2023.

Pine Mountain Property Owners Association Board Members for 2023-2024:

Edith Stitt, Tim Robinette, Kathi Yarnall, Rosemary Niewold, Roy Brown, Lito Lizardo, Mike Smith

Attendance: Edith Stitt, Tim Robinette, Kathi Yarnall, Rosemary Niewold, Roy Brown, Mike Smith, Lito Lizardo (via Phone Vite)

Minutes approval: No minutes were approved at this meeting.

Air Handler at the Office/Shop building:

- Steven Fie has submitted a bid for \$5275.00 to install a 14,000 BTU air handler. He will fix connections, etc.

Board Action:

- Edie made a motion to hire Steven Fie to install the HVAC unit and air handler at the Office/Shop building. Lito seconded the motion. Vote to accept was unanimous.

Water Report:

- Redbird recently demanded copies of all the water system documents from the past 2 yrs. Edie gathered, copied and sent them as requested. Duke Power is looking at a rate increase which may cause some delay with this process, but hopeful everything will be finalized within 6 months.

Complaints and Demands:

- The PMPOA Attorney (who represents the property association, not the Board of Directors) received a written "Complaints and Demands" from an anonymous property owner.

Financial Report: Edie reported that a bank teller accidentally deposited PMPOA dues payments into a wrong account. Edie caught the mistake and corrected it.

Rural Internet: Spectrum is reported to be expanding rural internet to our area next year.

Security Gates: We discussed the type of gates needed and their placement issues, which is complicated due to commercial properties. We discussed access issues to those properties and how it might affect where we put our security gates. We agreed that wherever the gates are installed, that the ability to install security cameras is important. Mike agreed to get information and report back to us. We believe there's fiber optics at our front entrance. A new property owner, who is an AT&T service man, said the State Park has fiber optics. RFID tags, call boxes, and an actuator were discussed.

Environmental Control Committee: Kathi discussed the building of a new house on Tommy's Trail. She has spoken with the owners and the builder. The ECC has voted to approve the removal of trees on their lot to aid with having it perked, finding bedrock, and finalizing the best location for the house.

Common Areas Rules and Regulations: There was a Board discussion and two changes were made.

Board Action:

- Tim made a motion to approve the **Common Areas Rules and Regulations** as amended.
Roy seconded the motion. Vote to accept was unanimous.

Audit Report: Rosemary reported that she's been trying to find someone to do an audit for the PMPOA. She has gathered the necessary financial documents and reconciliations. We currently have \$70,000 in savings.

Adjournment: Time of Adjournment- 8:48pm.

Respectfully Submitted by: Kathi Yarnall