

PMPOA Board of Directors Meeting Minutes

Date: March 25, 2025

Time Called to Order: 6:28 PM

Location: Google Meet (Virtual)

Attendees:

- Tim Bird
- Roy Brown
- Chase Billow

Call to Order

The regular meeting of the PMPOA Board of Directors was called to order at 6:33 PM via virtual conference.

Financial Report

- Deposits: \$4,900
- Expenses: \$6,300 → Resulting in a \$1,300 deficit
- Total balances: \$42,700 across savings and operating accounts
- Key expenses: payroll, insurance, workers' comp, utility bills, and equipment payments

Water System and Metering Options

- A national water utility company expressed interest in acquiring or assisting with the system.
- A metering system demo was presented: attaches to water lines, uses sonic tech to detect leaks/usage, and sends alerts.
- Cost per unit: \$300, with monthly monitoring at \$6. Delivery expected in 3–4 weeks.

Employee Management

- New efforts to organize employee schedules and clarify task assignments.
- Weekly planning meetings are helping improve time tracking and productivity.
- Board discussed issues related to transparency in billing and accounting.

Maintenance and Repairs

- A \$4,500 quote was received for a necessary pump rebuild at a critical site.
- Secondary pump has been overburdened due to the prolonged failure of the primary pump.
- Need identified for maintenance documentation and an updated electrical panel.

FEMA Repair Quotes and Insurance

- Quotes are required for FEMA reimbursement: including lift station damage and metal bridge repair.
- Three quotes per item are needed to meet FEMA requirements.
- Additional insurance follow-up needed to update classification codes and adjust premiums.

Neighboring Property Agreement

- A private commercial property is utilizing association infrastructure without a formal agreement.
- Terms to be developed for utilities access, road usage, and maintenance cost-sharing.
- Legal counsel involvement is anticipated to finalize the agreement details.

Facility Cleanup and Security

- Efforts underway to clear out unused equipment and prepare facilities for seasonal use.
- Volunteers have offered to help clean, pending supply availability.
- A combination lock is planned for installation at the rear gate to secure the premises.

Communication and Long-Term Planning

- Board emphasized the importance of clear internal communication and staff alignment.
- Planning continues for long-term solutions to utility infrastructure and organizational efficiency.
- Meeting concluded with a focus on immediate repairs, cost management, and formalizing external agreements.

Adjournment

Meeting Adjourned At: 6:58 PM