

PMPOA Board of Directors Meeting Minutes

Date: April 29, 2025

Time Called to Order: 6:33 PM

Location: Google Meet (Virtual)

Attendees:

- Tim Bird
- Wayne Bledsoe
- Roy Brown
- Roy Knopp
- Ed Hallyburton
- Chase Billow
- Devan Cardin

Call to Order

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

Motions and Approvals

Motion 1: Realtor Sign Removal

- **Details:** A real estate sign has been posted in a location not associated with the property for sale. The sign should be removed and arrangements made for realtor pickup.
- **Motion by:** Roy Brown
- **Seconded by:** Roy Knopp
- **Outcome:** Motion passed unanimously.

Motion 2: Information to ECC Regarding Signage Complaints

- **Details:** The Board has received complaints from members regarding unsightly signage within the community.
- **Motion by:** Chase Billow
- **Seconded by:** Roy Brown and Roy Knopp
- **Outcome:** Motion passed unanimously.

Motion 3: Pro Shop Deck Repair

- **Details:** Approval of approximately \$900 for deck repair labor and materials (excluding steps and ramp). Oversight to be provided.
- **Motion by:** Chase Billow
- **Seconded by:** Ed Hallyburton and Tim Bird
- **Outcome:** Motion passed unanimously.

Financial Report – Presented by Roy Brown

- **Total Deposits:** \$7,650.21
- **Total Disbursements:** \$5,305.09
 - Tires, payroll, and taxes among included expenses
- **Net Gain:** \$2,345.12
- **Total Account Balances:** \$52,691.21
- Financials submitted to IPM on April 29.

Task List Management – Led by Devan Cardin (Secretary)

- Devan will manage and track board task assignments.
- Board Members are asked to copy Devan on any communications requiring task delegation or follow-up.

Maintenance and Operations Updates

- **Water System Incident Recap:**
 - Temporary outage for Village Commons over the weekend.
 - **Action Taken:** A daily facilities check has been implemented to monitor all water system components, including wells and pumps.
- **Submetering Samples:**
 - Approved to proceed with procurement of sample meters for testing.
- **ORC Oversight:**
 - Scheduled meeting with prospective certified operator. A backup contractor is also being reviewed.
- **Newsletter:**
 - April draft in progress. Distribution expected shortly.
- **Gate Code:**
 - Scheduled update and communication to residents.

Projects and Equipment Needs

- **Priority Project List:**
 - Established and shared for internal reference and planning.
 - Some Priority Items Include:
 - Sanderling Road Paving
 - Tree Hazards (Village Commons)
 - Wood Chipper
 - Tractor Trailer

FEMA Updates

- **FEMA Follow-up Recap:**
 - Board is compiling eligible project lists from storm events dated Sept–Dec 2024.
 - **Deadline for Damage Inventory:** August 28, 2026
 - Outstanding quotes needed for multiple infrastructure repairs.

Adjournment

Meeting Adjourned At: 7:46 PM