

PMPOA Board of Directors Meeting Minutes

Date: May 27, 2025

Time Called to Order: 6:33 PM

Location: Google Meet (Virtual)

Attendees:

- Ed Hallyburton
- Roy Knopp
- Wayne Bledsoe
- Roy Brown
- 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.

Financial Report

- Deposits: \$ 1,180.61
- Expenses: \$ 3,864.30 → Resulting in a \$ 2,683.69 deficit
- Total balances: \$ 40,278.94 across savings and operating accounts
- Key expenses: Trash, Insurance, and Spectrum

Motions from Board Meeting

1. Motion for Crushed Asphalt

- **Made by:** Ed Hallyburton
- **Seconded by:** Roy Brown
- **Decision:** Unanimous approval by the Board to proceed with obtaining crushed asphalt.

2. Motion to Move Forward with Shook & Tarlton

- **Made by:** Roy Brown
- **Seconded by:** Roy Knopp
- **Decision:** Unanimous approval by the Board to move forward with Shook & Tarlton.

Water System

- Five water meters are pending order.
- Pressure reduction valve issues were identified in the pro shop.
- Continued need for electrical inspection and maintenance.

Administrative & Operational

- A volunteer waiver form is under review.
- A meeting will be scheduled to discuss rate charges with a utility contact.
- An abandoned property was discussed; its electrical status is under review.

Property Management

- Discussion held regarding the replacement of the current property management company.
- A new management group was selected following concerns over communication and service quality.
- Negotiation to have the new company cover termination fees was suggested.
- A plan was set to finalize contract terms with the new management provider.

Maintenance & Projects

- Grounds maintenance solutions are being explored, including hiring an interim contractor.
- Electrical and HVAC inspections needed for the pro shop.
- Tree hazards near power lines were identified for action.

Equipment & Supplies

- Equipment needs were discussed
- An inventory list was found and will be converted for ongoing updates.
- Scrap metal disposal and fuel storage logistics were addressed.

Road Repairs

- Urgent repairs were approved for roads with potholes, especially near condos.
- Purchase of gravel/asphalt patching was approved for patching the most traveled and troublesome areas.

Adjournment

Meeting Adjourned At: 7:48 PM