

PHOA Board Meeting June 25, 2024, at 234 E. Scheibe Way at 4:00 pm

Board participants: Gate Briseno, Curt Wright, Sylvia Buchanan, Lorna De La Ossa (Property manager) – 2 homeowners present not members of the board.

Call to order: 4:07

Approval of March 23, 2024, board meeting minutes – minutes were approved unanimously.

President's Report – Gate mentioned that he and Sylvia will do the ARC walk through in September. There were bees in the pool area, but they were removed. He also cleaned up the pool area, pump room and bathrooms and did some minor repairs. He will clean the pool area/bathrooms twice a week.

Financial report – As of May 31, there is \$41,333 in the checking, \$52,700 in savings and \$75,000 in the CD. We are still on budget and the delinquencies are very low. The financial report was approved unanimously.

Committee Reports

1. Sylvia has been trying to key a key made for the bulletin board for Karen. Key is rusty and hard to copy. She also has the color samples for the walk through in September.
2. Patty stated that there haven't been any cars parked in the street illegally.
3. Curt stated that there haven't been any issues in the parking lot.

Old Business

1. Sewer lines at 264 Scheibe Way - The report from two different companies suggested removing the tree to permanently fix the problem. The options are tree removal and fix the pipe, save the tree and re-route. The board decided to hold off at this time and just monitor the line. *Rerouting the sewer line means that foundation will have to be cut and this could be very expensive.*
2. Karen Graham requested a key for the bulletin board so she can update the board periodically for neighborhood and community events. We are still trying to get a key copied.
3. Barking Dogs – no mention of any issues currently. Curt will tell them to contact code enforcement if there are any complaints in the future.

New Business

1. Karyn Furry resigned from the board – we will be looking for a replacement.
2. CD Maturity – the board voted online back in April that they would extend the CD for another 6 months.
3. Proposal for the palm tree skinning was approved 2 to 1 in the amount of \$840. Lorna will get an updated proposal, since it's past the 30 days, but will still get the work done.

Open Discussion

1. Pool repairs – water drains and Kook Deck – Gate received a quote from Vince's Handyman and he will repair all the issues for \$250. The board approved unanimously to get the work done.
2. Rocks in the community are disappearing. This will be added to the walk through in September. The board discussed buying the rock for distribution.
3. Lorna mentioned that it may be a good idea to put up a new bulletin board for just *community information by the mailboxes. Gate will ask the handyman about the install.*

Future meetings:

September 24, 2024 @ 4 pm MST. Location: 234 Scheibe Way

Meeting adjourned at 5:10 pm