

LAKE PINELOCH VILLAGE CONDOMINIUM ASSOCIATION, INC.  
Board of Directors Meeting – June 1, 2017

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Minutes

Meeting called to order at 6:00 pm.

The following Board Members listed below were present and a quorum was established.

Board of Directors:

Burch Helm	President	Susan Storch	Director
David Peck	Vice President	Joe Krawczyk	Director (arrived 6:29 pm)
Elizabeth Alonso	Secretary		
Sandy O'Hern	Treasurer		

In attendance from management:

Angela Smith                      Community Association Manager

MEMBER COMMENT PERIOD

Leslie Blair and Bill Sawyer expressed concern about the coffin, (now being called the Salerno Project) and offered suggestions.

APPROVAL OF MINUTES

Susan Storch motioned to approval minutes from April 27, 2017 Board of Directors meeting once alignment and minor spelling is corrected. Sandy O'Hern 2<sup>nd</sup> the motion. All in favor.

Angela Smith provides community manager's report.

Sandy O'Hern provides treasurer's report. During report delinquency was discussed and the small balances that continue to sit on the delinquency report.

Sandy O'Hern motioned to write of the small balances under \$14.25 and for this to be reviewed quarterly. Susan Storch 2<sup>nd</sup> the motion. All in favor, motion passed.

Treasurer Report completed.

Joe Krawczyk motioned to approve treasurer's report as provided. Elizabeth Alonso 2<sup>nd</sup> the motion. All in favor.

COMMITTEE REPORTS

A. Budget & Finance Committee

Expense Policy Revision in reference to preferred vendors adding the following to the Expense Policy along with minor cleanup of repetitive verbiage.

Preferred Vendors

A Preferred Vendor will be approved by the Board and will not require 3-bids on projects under \$25k. Management will perform due diligence at least once per year comparing costs to competitors and reporting those findings to the board annually. Preferred status will be reviewed each year and renewed or otherwise noted.

Susan Storch motioned to approve Expense Policy with changes and amended change from \$10k to \$25k for preferred vendors. Joe Krawczyk 2<sup>nd</sup> the motion. All in favor, motion passed.

B. Architecture & Engineering Committee

NO ACTION ITEMS

C. Landscape Committee

1. Roger McDonald proposed an idea for the replacement of the planter on Solarro taking it down to the curb by removing timbers and dirt and mulch and replacing with block and new plants. Discussion was had and it was decided to put the project on hold until after everyone has had a chance to look at the area after it is brought down to the curb and decide on how to move forward.

Joe Krawczyk motioned to put the block project on hold and have our guys remove the timber, Dylan to cap off irrigation, and Budd Group to remove dirt and grind down any stumps and evaluate the next steps after. Elizabeth Alonso 2<sup>nd</sup> the motion. All were in favor.

2. Jonathan Stirman Tree Trimming Proposal was discussed as presented. Burch Helm motioned to accept the proposal with the approval from the city arborists on the tree removals proposed and clarification on #19 and #20 and verify that was not the tree that recently was removed when it fell. Elizabeth 2<sup>nd</sup> the motion. All in favor. Susan Storch amended the current motion with a not to exceed \$14,745.00. Sandy O'Hern 2<sup>nd</sup> the motion. All in favor.

D. Resident Relations Committee

Now accepting donations for the July 1<sup>st</sup> Independence Day Celebration.

E. Security Committee

NO ACTION ITEMS

F. Non-Owner Resident Committee

UNFINISHED BUSINESS

Fence Update has been installed. Management to ask about the \$1000.00 for Petacarpus to cover posts and to ask if stain or paint would be best.

NEW BUSINESS

1. Sidewalk Repair Bids Presented

Sandy O'Hern motioned to accept APS proposal for \$2,970.00 for sidewalk repairs. David Peck 2<sup>nd</sup> the motion. All in favor.

2. Bollard Bids Presented

Sandy O'Hern motions to accept Alden proposal to complete 3 bollards that are needing replaced immediately to evaluate work and decide once those are completed and the community has had an input. Susan Storch 2<sup>nd</sup> the motion. All in favor.

MEMBER COMMENT PERIOD

Bill Sawyer offers suggestions in re to Solarro Project. Leslie Blair requests area behind building 9 be included on the landscape walk.

Adjournment at 7:44 pm.

*Melissa Storch / President 6/29/17*

*Suzanne Alonso 6/29/17*