

**BOARD OF DIRECTORS MEETING
PINE RUN CONDOMINIUM ASSOCIATION, INC.
Thursday, July 24, 2014
8:30 AM Pine Run Club House
AGENDA**

- I. Call the Meeting to Order.**
- II. Determination of Quorum.**
- III. Proof of Notice of Meeting.**
- IV. Resignations and Appointments.**
- V. Approval of Minutes of June 19, 2014**
- VI. BOARD REPORTS**
- VII. OLD BUSINESS**
 - a) Review of tree/bamboo removal work
 - b) Utility bills (electricity, water/sewer)
 - c) Unit 767
- VIII. NEW BUSINESS**
 - a) Discussion of Revisions to Rules and Regulations
- IX. PUBLIC COMMENT**
- X. ADJOURNMENT**

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
THURSDAY, JULY 24, 2014
8:30 A. M.**

Present: Pat Foley, President, (via telephone), Shelley Wheeler, Treasurer, Peter Campanelli, Secretary, Tom Foley, Director, (via telephone), Keenie Bugengagen, (via telephone), and Kathleen Koski, Directors, Jim Kraut for Management and owners in the audience. Absent: Gretchen White, Vice President.

The meeting was called to order by the Secretary, Peter Campanelli, at 8:31 A.M. in the Clubhouse, a quorum being present. Proof of Notice of Meeting was given with Notice and Agenda posted at least 48 hours in advance. All motions at this meeting were unanimously passed with all Directors present voting in favor of the motion, unless otherwise noted.

Resignations and Appointments: None.

Reading/Approval of Minutes of the Board of Directors Meeting of June 19, 2014: MOTION was made by Pat Foley and seconded by Keenie Bugengagen to approve the minutes of the Board meeting of May 22, 2014, as presented.

MOTION PASSED.

BOARD REPORTS

President: Pat Foley reported that 1). Verizon is requesting a "Premises Access License" to be able to work in the Association. The President will contact Verizon and tell them that nothing will be provided until they honor the original clubhouse agreement for free wifi. 2). There has been a legal judgment between the owner of Unit # 1366 and Unit # 1368. 3). The billing for gas at the small pool has been corrected. 4). Unit # 1767 has until July 31, 2014, to pay for their new louvers, in full.

MOTION was made by Pat Foley and seconded by Kate Koski to begin the process of seizing the rent for Unit # 1767, if the new lovers are not paid for in full by 5:00 P. M. on July 31, 2014.

MOTION PASSED.

Vice President: No report.

Treasurer: Shelley Wheeler reported that 1). There are still some issues with the coding. Rick Jackson will work with Management to clarify billings per Section. 2). Capital contributions have been collected on the last seven sales.

Secretary: Peter Campanelli reported that 1). There have been 15 sales so far this year compared to 18 for the entire year of 2013. There have been 20 rentals so far this year compared to 20 for the entire year of 2013. 2). Unit # 301 is supposed to be closing next Tuesday.

Maintenance: Tom Foley read his report, which is attached and made a part of these original minutes.

Rick Jackson reported that he had met with Jim Baer yesterday to discuss the clearing of the swales. Concern was raised about problems with recent projects that Mr. Baer was involved in.

MOTION was made by Pat Foley and seconded by Tom Foley to accept the proposal from Jim Baer Services to clear the swales at a cost of \$2,000, as presented, with the understanding that the areas behind the 300 Building and around the recently cut down carrotwood tree will be

cleaned up.

MOTION PASSED.

Purchasing and putting down shell around the tennis courts will be reviewed again based on available funds.

Directors: Kate Koski reported that the Social Committee is still looking into access to the clubhouse for all owners by using a chairlift. Ms. Koski will contact Bouchard Insurance about Association liability and will pass that information on to the President who will contact the Association's attorney for legal advice.

UNFINISHED BUSINESS: None.

- a. Review of Tree/Bamboo Removal Work: Covered.
- b. Utility Bills: Issues with electricity at the small pool and with water usage at Units # 2122 - # 2132 and Units # 3200 - # 3220, are still being investigated.
- c. Unit # 1767: Covered.

NEW BUSINESS.

- a. Discussion of Revisions to Rules and Regulations: The Board reviewed pages 1-8 of the proposed rules and regulations.

MOTION was made by Kate Koski and seconded by Shelley Wheeler to add "Owners requesting access to units after business hours will be charged \$25.00.", to the proposed Rules and Regulations.

MOTION PASSED.

Management will forward samples of exterior decorations and a copy of the current flag statute to the Secretary. The Landscape Committee will submit a planting policy to the Board to review for inclusion in the proposed rules and regulations.

- b. Association Updates: 1). There will be no August Board meeting.

OWNER COMMENTS: None.

MOTION was made by Tom Foley and seconded by Kate Koski that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned by Secretary at 10:44 A. M. The next scheduled meeting of the Board will be held on September 25, 2014, at 8:30 A. M. in the clubhouse.

Respectfully submitted,


 James S. Kraut
 For the Secretary

Maintenance Report 7/24/14

- ✘ The small pool rehab is finished and, from the pictures that I received from Dren, it looks quite nice. The cost was exactly what the bid was for even though we received quite a bit of additional work out of the contractor. There was a great deal of ground water under the pool, which stretched out the timetable for the work, and the base under some of the paver stone . He obviously wants the large pool contract as well.
- ✘ Section II picket repair is done and I believe that we started on Section III this week.
- ✘ The small pool bathrooms are being painted and the sinks rehung this week.
- ✘ Our crew finished the drywall on unit 214 which needed repiping.
- ✘ The deck on 763 also needed repair and will need some roofing work from Oscar.
- ✘ We are below budget for maintenance in Sections I, II, and Commons. Section III is on budget as a result of repiping work.
- ✘ We have a full crew. Larry was down with a back problem, but has recovered.
- ✘ Our plan to use Ron Horn's back hoe fell apart when the back hoe fell apart. It is still under repair. That puts us in a tenuous situation. The drainage work we did out to BP Road would probably take care of a situation like we had last year, but it would lessen the angst if we dredged our swales to be sure. To do the work in house our guys would need close to a week. Back Hoe rentals range from \$300 to \$650 per day with a \$150 pickup livery charge. All rentals come with a "Waiver of Damage Liability" contract. That means that if the machine breaks down while we are using it, we pay for repairs. We have a bid to do the work for \$2000. That is a pretty good price especially considering that it frees up our crew. However, it is from Jim Bear. He did a great job taking down the bamboo and Parrot tree and has done a lot of other good work for us, but I am told that the bamboo and parrot tree cleanup left something to be desired. What is the BOD's pleasure?