

PINE MEADOWS HOMEOWNERS ASSOCIATION MINUTES

FOR BOARD OF DIRECTORS MEETING July 19, 2023

1. **CALL TO ORDER:** Linda Bell, President, called the meeting to order at 1:00 p.m.
2. **BOARD MEMBERS PRESENT:** Heather Hocken, Nancy Cook, Larry Pope, Avon Giddings, Dave Favrin, Ken Lindsay
 - 2.1.1. **REGRETS:** Perry Adams, Mike Stock
 - 2.1.2. **ESTABLISHMENT OF QUORUM:** The minimum requirement is 50% plus 1 = 6. A quorum was reached.
 - 2.1.3. **Guest:** Keith Solomon, 131 Bristlecone Crt.
3. **CONFLICTS OF INTEREST DISCLOSURE:** No conflicts of interest.
4. **ADDITIONS/CHANGES TO AGENDA:** Dog Run presentation moved to 10.1 New Business
5. **APPROVAL OF THE AGENDA FOR THE BOARD MEETING June 21, 2023:** All in favour.
6. **APPROVAL OF BOARD MEETING MINUTES OF MAY 17, 2023:** Avon Giddings moved to approve. Larry Pope seconded. All in favour. Carried.
7. **BUSINESS ARISING FROM THE BOARD MEETING MINUTES OF JUNE 21, 2023: Dog Run (see 10.1)**
8. **CORRESPONDENCE**
 - 8.1 Letter received from PMRC for final draw down of funds for replacement of roof at the community centre pool. As required, Linda Bell president, signed as authority of PMHA board. Final cost \$50,013.17.
9. **NEW RESIDENTS:** Carmine and Charles (Chuck) McCormick 114 WBW

10. **NEW BUSINESS:**

10.1 Dog Run: Keith Solomon, guest, answered questions from the board re the building and maintenance of said dog run. Main issue arising was the liability of dog owners and visitors using the dog run. Decision made that each owner/user will sign a consent waiver accepting responsibility for using dog run.

A motion was made by Avon Giddings to approve the building of a dog run 40x60 feet with a gate large enough for the mowers to fit through. Keith Solomon will be the activity coordinator for the dog run. Each dog owner will sign a waiver recognizing they will use the dog run at their own risk. There will be a plan to raise funds to build the dog run. PMHA may be asked to donate to said dog run. Seconded Heather Hocken. All in favour. Carried.

The Dog Run will be included in the AM agenda as a matter of information for residents of Pine Meadow.

10.2 Treasurer's Report: Motion to approve treasurer's report by Dave Favrin. Seconded Heather Hocken. All in favour.

10.3 Review of proposed budget for Annual Meeting: Motion made by Larry Pope to approve budget with a change to the golf request from 300\$ to 150\$ and removal of comedy club request of 100\$. Pending questions re community relations and miscellaneous costs, budget is passed. Seconded Avon Giddings. Carried.

10.4 RE RESERVE FUNDS: If the PMHA board wishes to change the current practice of reserve funds, we would need to place a motion to the voting membership at the Annual Meeting.

Avon Giddings made a motion to allow for the release of funds from reserves, reducing them over time, until reserve levels are commensurate with long term potential liabilities. Larry Pope seconded. All in favour. Carried.

10.5 MCRC Report: Motion made by Ken Lindsay to approve July 2023 MCRC report, seconded Larry Pope. Carried.

10.6 Report Re Means of Delivery of Pine Line & Annual Meeting (paper vs electronic)

Heather Hocken conducted a survey of all the residents in Pine Meadow. Results: Pine Line: 130 Paper/ 63 Electronic. Annual Meeting package 84 paper/109 Electronic. Thank you, Heather, for undertaking this monumental task.

10.7 **PMHA Annual Meeting Preparation:**

1.) **Treasurer:** budget was submitted to board today by interim treasurer Gabi Filce. It was approved pending minor changes.

2.) **Nominating Committee Report:**

Treasurer: John Campbell (tentative)

Vice President: Anne Marie Hirons

Building Facilitator: Andy Keen (tentative)

3.) **Annual Meeting Motions from PMHA Members:** Director of Communications will post a notice regarding motions for the AM on all bulletin boards and in the Pine Line July and August issues. Announcements at KK will be made re motions.

4.) **Reports from Standing Committees** to be submitted to PMHA board prior to August Board meeting. Secretary will send out an email request for these.

10.8 **Buddy System Proposal:** Larry Pope will create a survey for bulletin boards and Pine Line to assess resident interest in developing a buddy system for residents who feel they need a support network of persons volunteering to contact them regularly.

10.6 **President's Pine Line Message:**

a) dog run

b) words of appreciation for retiring volunteers

c) results of survey re receiving Pine Line and AM Package electronically or hard copy

11:00 **What's on Your Mind:**

a) Choir will be starting up again so the sum allocated in budget will remain as stated

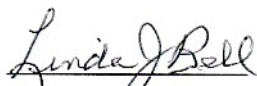
b) Doug Wilson is volunteering for exercise room

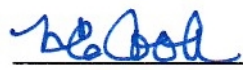
c) Ken Lindsay mentioned he needs volunteers for security

d) Change of date for next board meeting – Tuesday August 15, 2023

12. **DATE OF NEXT BOARD MEETING: TUESDAY AUGUST 15, 2023 - 1 PM**

13. **MOTION TO ADJOURN:** All in favour.


President, L. Bell


Secretary, N. Cook