

Piper Glen Subdivision Association  
Renken Dentistry Office Conference Room  
Monthly Board Meeting Minutes  
Thursday, May 5, 2016

**1. Call to Order:**

- (6:00 PM) By President Tim Jenkins

**2. Roll Call:**

- By President Jenkins
- Present: President Tim Jenkins, Vice President Wendy Abshier, Treasurer Mark Hansen, At Large Ted Tracy, Architectural Board Members Joe Galassi and Rachael Adamczyk
- Not Present: Secretary Daniel Lund (arrived at 6:04pm)

**3. Approval of Agenda:**

- Jenkins called for approval of the agenda. Galassi motioned for approval, Hansen seconded the motion. Approval was given via consensus.

**4. Approval of Minutes:**

- Jenkins called for approval of the minutes from April meeting. Galassi motioned for approval, Adamczyk seconded the motion. April minutes approved via consensus.

**5. Architectural Committee Report**

Adamczyk presented the following ACC report of activity for the previous month.

- 7529 Wentworth—Owner submitted a request for a fence on 4/14/16, which was approved by the ACC.
- 2609 Seacroft—Owner submitted a request for metal fence on 4/14/16, which was approved by the ACC.
- 2616 Westport—Owner submitted a request to complete the fencing around their property on 4/19/16. The fence will be the same color and style as the fencing on either side. The fence was approved by the ACC.
- 7201 Royal Troon—Owner submitted a request for a wood fence last month, which was approved at the last meeting with modifications (6' high along Route 4 and commercial property, 4' high along the sides). Owner has installed fence at the 6' height on all sides. A certified letter was mailed to the property owner requesting the owner stop construction and submit plans that meet fence guidelines or remove the fence within 7 days of receipt.
- 6309 Preston—The ACC is aware the owners have installed a non-approved batting cage. The matter has been referred the association attorney.

- We approved no variances to existing covenants. We have no pending approvals on new homes.

## 6. Pool/Landscape Report

- a. Fence Changes – 2 gates will be installed by Goodman Fence as emergency exits by mid-May – Delayed due to weather
- b. Pool Opening Information – Pool will open May 27<sup>th</sup> – 7 lifeguards are scheduled to work this summer – Swim lessons will be available and will be posted to the Facebook page next week

## 7. Treasure’s Report:

- April bills that were approved at the last meeting have been paid.
- \$6,000 remaining in the 2015-2016 budget balance has been moved to the General Reserve.
- Homeowner’s Dues
  - Received 399 payments on time with 93 properties have not paid dues.
  - Collection process: Late fees are added to these accounts. An invoice for the late fee and summary statement due on 6/1 is mailed. Accounts with payments not received by 6/1 receive our “reminder letter.” Any accounts not paid up by 7/1 receive our final demand letter. Accounts not current by 8/1 will be turned over to our attorney for collections and lien processing. (Late fee is \$18.)
    - This collection process has been in effect for at least the last two years.
    - Pool key fobs are disabled until dues are paid, which often leads to many dues being submitted.
- All homeowner information that was submitted with the dues has been updated in the system. This will allow for electronic due processing and better communication with the homeowners.
- Jenkins called for approval of the Treasurer’s Report. Galassi motioned for approval, Adamczyk second the motion. Approval was given via consensus.

## 8. Old Business:

- Bike Path –
  - Accomplishments: Concrete work should be done in a few weeks, weather dependent. Once concrete work is finished, the sides will be seeded.
  - Concerns: Dirt removed from the leveling of the bike path was placed on a vacant lot needs to be leveled and a contractor trailer was parked near the path. The contractor was notified and addressed both concerns.
    - Signage: Hansen presented two proposals for signage needed for the bike path. Ace Signs and I.D. Signs utilized different materials for the signs. Discussion around the post material, sign material (vinyl versus painted metal).
    - Hansen motioned to accept the proposal for Ace Signs for \$1128. Jenkins seconded the motion. Approval was given via consensus.

## 9. New Business:

- Pool House Clean-up/Set Up Day – Board members and members are encouraged to meet this year’s lifeguards and help organize the pool house on Sunday, May 22<sup>nd</sup> at 2pm.
- Dumpster Discussion:
  - Issues remained after the Spring dumpster days (TVs were dumped, Skywatch lights could not be disabled, possible dumping by people outside of the subdivision, locations remain “dirty” after dumpsters are removed)
  - Suggestions/Discussion – Place Skywatch at both dumpster locations if available, move dumpsters to a central location, hire a police officer or member to prevent overnight dumping, check IDs to ensure only PGSA members are utilizing this service, cancel future dumpster days and promote collection of large items by the city)
  - September dumpster days have already been announced and should be kept. Tracy will organize a plan and present to the board.

10. **Resident Comments/Questions:** None presented

11. **Next Meeting:**

- Thursday, June 2, 2016 at 6:00 PM, Renken Dentistry. Please enter through the Practice Waters doors just west of Renken Dentistry main doors.

12. **Adjournment:**

- Jenkins requested a motion to adjourn the meeting. Lund motioned for approval, Galassi seconded the motion. Approval was given via consensus at 6:45 PM.

13. **Board of Directors Executive Session**