

Piper Glen Subdivision Association  
Renken Dentistry  
Monthly Board Meeting Minutes  
Tuesday, July 11, 2017

**1. Call to Order:**

- (6:00 PM) By Secretary Daniel Lund

**2. Roll Call:**

- By Secretary Lund
- Present: Secretary Daniel Lund, Treasurer Mark Hansen, Architectural Board Member Debra Marines
- Absent: Vice President Linda Daniels, Member at Large Seshu Veeramaachaneni
- Open: President, ACC

\*\* Without a quorum present, no action was taken at this meeting. All reports were presented as information only.

**3. Architectural Committee Report**

- Marines presented the following ACC report.

7401 Torrington Way—Received a request from homeowner, on 06/03/17, to remove two trees from the backyard. The ACC reviewed the property and approved the request on 06/11/17.

2808 Castlerock Ridge—On 06/11/17, received a concerned from a resident regarding installation of storm drainage at 2808 Castlerock Ridge and potential runoff from it. The site was reviewed and the drainage appears to be acceptable. The resident was informed of this finding on 06/20/17 and further concerns should be directed to the City of Springfield.

7501 Wentworth — Homeowners inquired, on 06/21/17, about the land along the creek. They were concerned the grass was getting high and if it was a common area maintained by the HOA. The land is not a common area and mowed regularly. The homeowner confirmed on 06/23/17 that the land had been mowed.

7413 Preston Drive — On 06/28/17 builders provided necessary documents for new home. The ACC approved the plans on 07/05/17 pending selection of exterior colors.

We approved no variances to existing covenants.

**4. Pool Report**

- Hansen presented the following report submitted by Daniels:

The following work has been completed at the pool since the last meeting:

- Installed new pool pump for the big pool.
- Put in diaper changing stations in both locker rooms.
- Replaced the broken hose caddy.
- Received four replacement umbrellas from Pepsi. It looks like they are donating them

This past month we had \$629 of unexpected expenses with the pool:

- Replaced pressure switch for the heater
  - Replaced broken ladder tread
  - Replaced broken ladder bumpers
- Replaced broken jet
- Repaired baby pool pump
  
- The main green tent is needing repair or replacement. The front corner has a large rip that is currently being held together with tape.

We had an incident at the pool requiring an ambulance that was handled well by one of our lifeguards.

We had another successful private party on July 1 and our second family pizza and swim night. Second round of swim lessons are starting this week.

We would like the board to consider allowing private parties during open pool hours. We have two inquiries and could consider them as pilot programs. If they don't work out, we can cancel. Perhaps \$5 per person.

## **5. Landscape Report**

- With Veeramaachaneni's absence, Hansen reported that the fence and signs near the bike path sustained wind damage recently. This has been submitted to insurance since the repairs will exceed our insurance deductible.

## **6. Treasure's Report:**

- Hansen shared the following highlights from the treasurer report
- Watch list – Unexpected repairs will create overages in landscape and pool maintenance. These repairs include the pump, wind damage, sprinkler repair and future tent concern.
- Income – 45 accounts were turned over to our attorney for collections – 21 no pays and 24 short pays. Last year at this time, there were 32 accounts outstanding. No pays have until 7/16 to settle their accounts. The short pays will be added to next year's statement.
- Expenses – May bills that were approved at the last meeting have been paid. Hansen will pay any outstanding bills.
- People's Bank and Trust account has been closed. The remaining balance of \$4922.12 was transferred to our Bank of Springfield account. All banking is now consolidated to BOS.

- Of note, the total income is currently below budget, \$85470 compared to \$87762. In addition, the accounting/tax preparation line is below the budgeted amount.

**7. Old Business:**

- Golf Course – Management request – The management is asking that residents only walk on the course when golfers are not present on the course. This request was asked to help keep all residents safe.

**8. New Business:**

- Open Floor
  - Julie Flynn spoke on her interest in serving as secretary.
  - Hansen thanked Daniel Lund for his service to the board.

**9. Resident Comments/Questions:**

- None

**10. Next Meeting: (Special Meeting to Elect three new Board Members)**

Tuesday, July 18, 2017 at 6:00 PM, Renken Dentistry. Please enter through the Practice Waters doors just west of Renken Dentistry main doors.

**11. Adjournment: 6:27pm**