

Piper Glen Subdivision Association
Renken Dentistry Office Conference Room
Monthly Board Meeting Minutes
Thursday, July 7, 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, Secretary Daniel Lund, Treasurer Mark Hansen, At Large Ted Tracy, Architectural Board Members Joe Galassi and Rachael Adamczyk
- Not Present: none

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 May meeting. Galassi motioned for approval, Adamczyk seconded the motion. May minutes approved via consensus.

5. Architectural Committee Report

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

2812 Castlerock Ridge—Owners inquired about fence guidelines on 6/7. We provided them with the requested information and let them know they needed to submit plans for approval prior to installing a fence. To date, no plans have been submitted.

2713 Newcastle Court—Owner submitted a request on 6/14 to install exterior roll-up solar shades on the interior boundaries of his covered deck. This was approved by the ACC.

7408 Royal Troon—A resident complaint was received on 6/16 about a vegetable garden that contained plastic tarps, miscellaneous buckets, a makeshift trellis and was overall in disrepair. The ACC mailed a letter on 6/21 indicating that while the vegetable garden was acceptable, the other items were not. As of this afternoon, the garden had not been cleaned up.

7201 Royal Troon—Owners had erected a fence that did not meet the fence guidelines. After several requests for the fence to be modified or removed, the ACC began fining the owners

\$50/day for noncompliance on 5/26. A certified letter from the owner's attorney was received on 6/30 indicating the fence had been modified. The ACC confirmed the fence now meets guidelines. Fines assessed totaled \$1750; no further fines will be incurred for this issue.

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

6. Pool/Landscape Report

Abshier presented a lengthy pool report as follows

- Season has started positively.
- Swimming lessons will be reexamined for next year.
 - Association makes very little/no profit
 - About 10 swimmers for each session of mixed abilities
 - Lessons provide basic instruction
- Several broken umbrellas and chairs needing replacement – will look at costs and plan for replacement
- Leaking pipe was identified and repaired

7. Treasure's Report:

Treasurer Hansen presented the following report.

- Watch list
 - Unpaid dues – 20 outstanding
 - Pool opening expense – over due to pool heater replacement
 - Dumpster Days – over 50% of budget spend on first event, second event will need to come in under budgeted amount
- Income – 20 outstanding accounts. Accounts not current by August 1 will be turned over to collections and lien processing.
- Expenses - June bills that were approved at the last meeting have been paid. Pool payroll and bike path extension were paid.
- Total cost for bike path was \$32,559.74. Capital account will be closed and balance returned to the general fund.
- Federal and state taxes were filed.
- Jenkins called for approval of the Treasurer's Report. Galassi motioned for approval, Adamczyk second the motion. Approval was given via consensus.

- Hansen led a discussion about changing the process to effect a timelier collection of dues. He suggested that beginning next year, the association should remove the two extra steps of the reminder letter and final demand notice along with the 60 additional days for payment. In addition, immediately implement an annual interest payment of 9% on all accounts past due more than one year based on our attorney's recommendation. Tracey requested that the dues collection process be cleared defined and placed on the association website and be communicated to the members.
 - Jenkins motioned for approval of the recommendations suggested by Hansen. Hansen seconded the motioned for approval. A voice voted was held with all board members voting Yes.

8. Old Business:

- Bike Path –
 - Accomplishments: Construction complete. Ribbon cutting complete. Police monitoring complete. Bills paid. Total costs for the path \$32,559.74 - \$2,440 under budget.
- Neighborhood Party Discussion – Fall and Summer
 - Summer party will be August 13th from 4-10pm at the Pool House. Abshier is coordinating the event. A movie is planned - Zootopia . In addition, popcorn, bounce house and snow cones will be available for the families.
 - Fall party will be September 24th from 6-10pm at the Piper Glen Club House. Tracy is coordinating the event. He presented a rough budget for entertainment, food, and drinks. Kids would be welcome from 6-9pm. A band will perform from 8-10pm.

9. New Business:

- November Annual Meeting – 4 board positions will be open.
 - Treasure, President, Vice President, and ACC member – please contact President Jenkins if you are interested in serving on the board.

10. Resident Comments/Questions:

- A resident presented a concern about a storage shed located behind their property that impedes the drainage swale. The board will look into the manner and will contact the homeowner if needed.

11. Next Meeting:

- Thursday, August 4, 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 6:55 PM.