

**2015 Annual Homeowners Meeting
Pilot Hill Homeowners Association
May 9, 2015
at the Raley Home (4340 Creek side Court)**

A. CALL TO ORDER:

The meeting was called to order at 10:00 am by Polly Lowry. Polly gave the introductory comments and introduced the Board members.

Board members Present:

Polly Lowry, President
Joe Parker, Vice President
Donna Buckalew, Treasurer
Sue Murray, Secretary
Tony Brickel, Pond Chairman
Chris Campbell, Member-at-Large

PHEHA Homeowners Present:

Sandy Raley (PHEHA bookkeeper), Gary Murray, John Greding, Joanne Curtright, Charlene Hume, Jerry Rascano, Karen Nelson, Chris Catlin, Valerie McKay, Carrie Barrett, Debbie Brickel, and Eleanor Streeter.

PHEHA resident Steve Elliott (road chairman) was also present.

B. MEMBER COMMENTS AND QUESTIONS:

Joanne Curtright was concerned if the Board would clean along the roads. It was agreed that each owner is responsible for the front of their property.

Karen Nelson wanted an update on the Pickell property. Karen Nelson also mentioned a neighbor had replaced their driveway and removed the culvert-now it floods. The Board will look into it.

New owners (the Rascano's) wanted an update on their driveway that is washing out from former owners. Polly gave an update of the work that has been done. The driveway was graded to divert driveway runoff into ditch alongside of driveway and then under driveway through driveway culvert and then into the roadside ditch. This worked to prevent driveway runoff flowing across Oak View Drive. Polly suggested that the ditch be cleaned out to maintain the proper flow.

Carrie Barrett suggested painting SLOW - 25 in huge letters on the roads.

Donna Buckalew reported that the Bennett property has gone into foreclosure. Sandy Raley said it should go on the auction block in August.

C. OFFICER AND CHAIR REPORTS:

1. Secretary Report

Sue Murray read the minutes for the May3, 2014 Annual Meeting, a motion was made by Joe to approve minutes and 2nded by John Greding.

2. Treasurer's Report:

a. Financial Report

Joe Parker gave the Treasurer's Report. Approximately \$8100 in the checking, savings and reserve account. The Profit and Loss sheet shows total expenses were \$361.05 more than the net income. Joe Parker made a motion to approve the Treasurer's report. Sue Murray 2nded the motion.

b. 2015 Budget

The Board approved Budget for 2015 (January 1 – December 31, 2015) was provided, which showed revenue and projected expenses totaling \$37,440. The projected expenses include remaining legal fees of approximately \$24,000.

3. Road and Drainage Chair Report

a. Year's Accomplishments

Steve Elliott gave the Road and Drainage Report. This year's accomplishments (as shown in the attached Action Items Listing) include: the culverts and ditches by Pickell's property were cleared by volunteers, road patching was done by Affordable Paving, and Bots Dots were glued on the road at the entrance to the Estates. A "walk through" was done to assess future repairs needed.

Joe Parker mentioned that if all members would volunteer then we could save some money.

b. Annual Paving Report

Joe Parker presented considerations for 2015, including placing additional bots dots or speed humps, review of a 2014 Road Maintenance Program Assessment, and prioritizing work to be done considering the \$4,000 budgeted for the roads. Joe presented a color-coded road map (compiled by Chris Campbell) showing pavement conditions (ranging from very poor to good) throughout the Estates.

The 2014 Road Maintenance Program Assessment includes:

- i. Assessments from 2 paving companies regarding our roads and
- ii. A three-year road maintenance funding plan which includes a budgeted \$4,000 for 2015, a proposed \$15,000 for chip and seal or paving in 2016, and a proposed \$25,000 for chip and seal or paving in 2017.

Since the 2015 budget only includes \$4,000 for road maintenance, Joe suggested that the 2015 priorities might include drainage and shoulder grading, sealing good roads, and patching.

The Board discussed "rumble strips" with homeowners. Rumble strips are removable and inexpensive. Joanne Curtwright mentioned that since the County is using "rumble strips," people may be getting used to them. Michael Weiss stated he was against "rumble strips" but was OK with bots dots. Valerie McKay was concerned about the tree on the left side of Pine Tree Circle near Oak View Drive since the tree makes it hard to see around the corner. Valerie suggested bots dots may be good to have on Oak View Drive close to Pine Tree Circle to reduce speeding.

Karen Nelson asked who is responsible for trimming trees along roadside. Board agreed it

is the responsibility of the homeowners.

Eleanor Streeter suggested paving the major roads and doing chip and seal on the off shoot roads.

4. Pond Chairman's Report

a. Year's Accomplishments

Tony Brickel gave the Pond Chairman's Report. This year's accomplishments included a spring Work Party held on May 31, 2014 and completion of the Dam Inspection Report.

b. 2015 Work Party

A pond work party is scheduled for June 2015. Areas that need attention are cutting back the blackberries, and taking out the woody vegetation on the backside of the dam (per the State inspector). The State inspector also noted we need an aggressive rodent control program and that there is a small leak on the control gate, which is not yet a problem.

Michael Weiss commented that the garbage can may be stolen and that the gate is dented. Joe Parker mentioned that we need work parties or we will have to hire someone to work. Chris Campbell who is now the new pond chairman, has already mowed and will contact everyone by e-mail regarding a work party.

D. CONTINUING MATTERS:

1. Emergency Fire Plan

Carrie Barrett is still working on this. About 30 people have signed up. Acorn Court, Pinetree Court and Spring Court were mentioned as emergency exits.

2. Website – Recommended Vendors

PHEHA website is maintained by Tony. Valerie recommended having one that members can access.

3. Review Action Items List

- a. Drainage culvert survey -volunteers still working on it.
- b. Paving plan-already addressed.
- c. Pond and Dam-still need to purchase pipe to limit vehicle access to dam road.
- d. John Greding recommended a new nozzle for the spray rig and a new battery. The nozzle would make the spraying faster.
- e. Spring Court easement: Polly reported there has been no reply from the Gutierrez's and the matter is assumed dropped for now.

4. Association Directory

Donna Buckalew wanted to know if anyone wanted to be part of a directory. Some members seemed in favor. Suggested to include lot number, name, telephone number, and address. Polly suggested sending it out with the annual meeting notice.

E. NEW BUSINESS:

1. Election of Board Officers

The following were elected to the Board:

Donna Buckalew, Chris Campbell, Polly Lowry, Sue Murray, and Joe Parker

2. Other

Valerie mentioned possibly paying homeowner dues by Pay Pal. Sandy Raley said members pay by automatic account.

F. ADJOURNMENT:

Meeting was adjourned @ 11:30 AM, motion made by Joe Parker and 2nded by Tony Brickel.