

Monthly Meeting Minutes
PHEHA Board of Directors
April 5, 2023 - Holiday Conference Room

1. Called to Order - 6:35 pm

1. Board members: Tami, Chris, Bill, Cindy
2. Homeowners: Steve, Charmaine, Mike & Kalin, Boshion & Ryan
3. Online Homeowners: Matt

2. Announcements

1. Monthly meeting: May 3, 2023 @ 6:30pm
 - i. In Person: Holiday Market Conference Room
 - ii. Virtually: Link and details for web access and dial in available on website and Facebook page
2. Annual general meeting: June 3, 2023 @ 9:00am @ Pond

3. Member Comment

1. Steve Elliot – Ag building 20x30 permit discussion/submission to architectural committee (reviewed & approved)
2. Mike Pitri – Bee hives will be housed at the top of Acorn Lane

4. Agenda Review and Revisions

1. No changes

5. Officer and Chair Reports

1. Financial Report
 - i. Checking/Savings: \$90,139.36 as of 3/31/2023
 - ii. Pending near term expenses: insurance (\$2200), spring grazing (\$1500)
2. Secretary Report
 - i. 2023 financial reports and meeting minutes have been posted on the website
 - ii. We currently have 44 residents as Facebook members
3. Road and Drainage
 - i. Approximately \$90k for road repair in the summer
 - ii. Potholes – Cindy will reach out to Troy for his contact to see if he is able to assist with getting the major holes filled as soon as possible.
4. Pond and Dam
 - i. Brent cleared the spillway on March 18.
 - ii. Pilot Creek Ranch cleared the dam face of scrubby oaks on dam face week of March 20.
 - iii. Pilot Creek Ranch to graze in the spring.
 - iv. Dam inspection was completed on March 29. Results of inspection are pending.
 - v. Still need to install the repaired gage.

6. Requests for Reimbursements

1. None

7. Old Business

1. None

8. Newsletter

1. Prepare by end of June for July statements

9. New Business

1. (1) home on Oakview Drive will be rented
2. (1) home on Pine Tree Circle is being rented
3. Pilot Creek Ranch is considering applying for a grant (several months away) on behalf of the HOA to allow Pilot Creek Ranch to graze on participating HOA properties and adjoining lands for fire risk reduction. **Please let the Board know if you are interested.**
4. The Pilot Hill Post Office has been broken into for a third time. **If you're quarterly payments aren't getting processed you may want to contact the post office and file a claim.**

10. Adjourn - 7:45pm

Action Items

Date	Item	Notes	Status
1/12/2023	The culvert under the pond road needs to be replaced with something bigger (at least 12")	Chris	TBD
3/8/2023	The Creekside culvert ditch fill and pipe cover need fixed	Chris	TBD
1/12/2023	Prepare a paving plan and solicit paving bids	Maureen	In progress
1/12/2023	Pond maintenance work party (remove scrubby oak, clear spillway vegetation, and trim cattails)	Chris	Complete
1/12/2023	Plan for spring grazing	Chris to coordinate with ranch	In progress
1/12/2023	Reinstall water level gage at pond	Chris to install	In progress
	Roadside spraying		Scheduled for April 11 (weather permitting)
4/5/2023	No parking sign/no trespassing	*One sign will be installed on homeowner fence on Acorn Lane *Second sign needs a post put in on Spring Court.	Pending