

PHEHA Monthly Board Meeting – October 12, 2023 / 6:30pm

Holiday Market

Agenda

1. Call to Order: 642pm

- a. Board Members: Tami Dragila, Boshion Crandall, Cindy McNamara, Janis Bellows, Maureen Houston, Chris Campbell
- b. Homeowners: Sandy Raley

2. Agenda Review and Revisions

- a. None

3. Announcements

- a. Next Board Meetings: Nov 9, skip Dec, and Jan 10

4. Member Comment

- a. None

5. Old Business

a. Elliot Wilson Update

- i. Allied has tried to connect with homeowner via phone on 9/27 (hung up) and 9/28 (left voicemail), a lien will be put on the property as of 10/6/2023

6. Officer and Chair Reports

a. Secretary Report

- i. Meeting Minutes: approved via email
- ii. Website: no update

b. Treasurer Report

- i. Checking/Savings: \$62,961 as of 9/30/2023, but with road work and goat grazing payments, balance is closer to \$25K as of 10/12/2023
- ii. 2024 Annual Budget: updated draft circulated by email and approved, will be circulated as part of annual disclosures

c. Pond Chairman Report

- i. Grazing occurred in mid to late Sept at a cost of \$2500

d. Road Chairman Report

- i. Brush clearing bid in preparation, Tami meeting with KB1 on 10/14/2023 to discuss areas to clean and stack debris for burning later
- ii. Speed bumps/humps letter has been drafted, approved, and ballot will be mailed to homeowners to vote on them

7. New Business

- a. None

8. Adjourn: 714pm

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	Reinstall water level gage at pond	Chris to install	In progress
July 2023	New HOA website	Cindy	In progress
July 2023	New Homeowner "Welcome" Packet	Cindy	In progress
9/13/2023	Look into PayPal electronic payment option	Boshion	In progress