

PHEHA Monthly Board Meeting – January 11, 2024

Holiday Market 6:30pm

Meeting Minutes

1. Call to Order: 6:30pm

- a. Board Members in attendance: Tami Dragila, Boshion Crandall, Janis Bellows, Maureen Houston, Chris Campbell
- b. Board Member(s) not in attendance: Cindy McNamara
- c. Homeowners: Sandy Raley

2. Agenda Review and Revisions

- a. None

3. Announcements

- a. Next meeting options: 2/8 vs 2/15; selected 2/15 at 630pm

4. Member Comments

- a. None

5. Officer and Chair Reports

a. Secretary Report

- i. Meeting Minutes: reviewed and approved

b. Treasurer Report

- i. Checking/Savings: \$30,031.56; AR: \$2,658.81; total assets: \$32,690.39
- ii. Lot 14 collections: discussed with Elliot Wilson on 1/11 at 530pm following a formal request to meet and discuss payment, collection process with Allied will resume
- iii. Lot 26 collections: defaulted on Allied payment plan
- iv. Lot 28: in escrow

c. Pond Chairman Report

- i. Spillway clearing: KB1 \$6500 quote too expensive; coordinate with Brent Dragila to perform cattail removal with rented excavator
- ii. Brush burning: coordinate with Brent Dragila to perform

d. Road Chairman Report

- i. Brush clearing: KB1 performed 11/14, inspected 11/15, completed on 11/20, paid on 11/20 for \$4000
- ii. Speed bumps: received 7 voting ballots; 3 for Option 1 (leave existing bumps), 3 for Option 2 (remove existing bumps), 1 for Option 3 (replace with humps); majority vote is to leave something (bumps or humps) in place
- iii. Weed spraying: Tami reached out to contractor, yet to hear back
- iv. Culvert replacement at pond road: coordinate with Brent Dragila to perform with rented excavator and 15" HDPE, may need to purchase a load of AB for backfill

6. Old Business

- a. Lot 14 collections: see Treasurer Report
- b. Lot 26 collections: see Treasurer Report
- c. Speed bumps: see Road Chairman Report, resolved

7. New Business

- a. None

8. Adjourn: 7:00pm

Action Items

Date	Item	Notes	Status
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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		The decision has been made not to pursue this option.