



PHEASANT POINT I HOMEOWNERS ASSOCIATION (“PP1HOA”)

Annual Meeting

A G E N D A

Thursday, March 5th, 2020 @ 6:30 p.m.

Town of Middleton Hall

Board of Directors (“Directors”)(Craig J. (C.J.) Klaas & Melissa Thomley currently act in this capacity):

- a. Vacant
- b. Vacant
- c. Vacant

Officers

- a. **President:** Craig J. (C.J.) Klaas
- b. **Vice-President:** Vacant
- c. **Secretary:** Jon & Deneen Welik
- d. **Treasurer:** Melissa Thomley

Committees

1. **Architectural Control Committee (“ACC”)(Created in Article XIV of Bylaws)**
 - a. Mike Montalto
 - b. Scott Lindblom
 - c. Dale Egeberg
 2. **Parks Committee (“PC”)(Created by need and not as a requirement of the Bylaws)**
 - a. Mike Schubert
 3. **Mailbox Committee (“MC”)(Created by need and not as a requirement of the Bylaws)**
 - a. Mike Schubert
 - b. Craig J. (C.J.) Klaas
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1. Call meeting to order

2. Roll of Lot Owners

Certify Proxies

Verify Quorum

3. Approval of Minutes From 2019 Meeting.

4. Treasurer’s Report and Finances (Melissa Thomley)

- Balance of Accounts
- Long-Term Pond Fund – Projected Balance vs. Actual Balance
- Review 2020 Budget - Discuss Annual Dues

5. Secretary's Report (Jon and Deneen Wellik)

- Attempt to update our PP1HOA Directory (aka: "Current Roster" as stated in Bylaws)
- Annual creation and delivery of PP1HOA Newsletter
- Use of NextDoor application for immediate communications

6. Parks Committee ("PC") Report (Mike Schubert)

- Contract for Landscape Maintenance at the Entrances & Outlot 2
- Trees dying and pond maintenance and monument fixing

7. Architectural Control Committee ("ACC") Report (Mike Montalto, Scott Lindblom, Dale Egeberg)

- Solar panels, fences, pools and other various requests

8. Unfinished Business

9. New Business

- Discuss governance design of PP1HOA (Created in Article VII, VIII, IX, X of Bylaws).
 - 3 BOD ("Directors") with 1 year terms or until removed voted in by lot owners.
 - 3 Directors responsible for annual appointment of Officers
 - Stated Officer roles: 1-President, 2-Vice President, 3-Seretary, 4-Treasurer
- Addition and/or subtraction of Directors, Officers or Committee Members
 - Needs: 1-More Parks Committee members. 2-More/other Directors, 3-Vice President
- Electronic access to core PP1HOA documents and information (ex: Covenants and Restrictions, Bylaws, Amendments, Meeting minutes, Newsletters, Mailboxes, etc.) (bit.ly/pheasantpoint)
- New/updated directory (aka: "Current Roster" as stated in Bylaws)
- Implementation of private NextDoor group and annual newsletter
- New mailbox replacement and management vendor (THANK YOU MIKE SCHUBERT!)
- Term of Covenants (section 20 of Covenants and Restrictions) coming to an end on 11/7/2020, after 25 years from creation date (11/7/1995). Will auto renew for 10 year period unless 67% of Lot owners want to modify, change or update them.

10. Adjourn